

Delegated Report

Planning Reference: 25/00097/HOU
Applicant(s): Luke Haskins
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Application Site: 57 Dean Road West, Hinckley,
Leicestershire

Proposal: Proposed front extension over garage

Case Officer: Sullivan Archer (Senior Planning Officer)

1. Recommendations

1.1. Approve planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks full planning permission for a first-floor extension above the existing garage at 57 Dean Road West, Hinckley.
- 2.2. The proposal extends the garage 0.7m further beyond the principal elevation of the property to a distance of 1.4m. The extension features a gable-fronted roof structure with a ridge height of 6.1m and an eaves height of 5m. The proposal is constructed with materials to match the existing dwelling. red brick and grey concrete roof tiles to match the existing.

3. Description of the Site and the Surrounding Area

- 3.1 57 Dean Road West is a two-storey residential property with an attached garage that is constructed in buff brick and is located within the settlement boundary of Hinckley. The attached garage is sited in front of main dwelling by 0.7m. The eastern side of the property features a single storey side extension, which was permitted via application 17/00220/CLUP. The main roof of the dwellinghouse is gable-ended and pitched, but there is a front-ended gable protrusion on its front elevation.
- 3.2 Dean Road West is wholly residential in character but there is no discernible unique character to the street scene due to the variety of styles and designs of buildings. Public Footpath U76 runs immediately to the south of the site which links the two parts of Dean Road.

4. Relevant Planning History

4.1 17/00220/CLUP

- Certificate of (proposed lawful development for side extension)
- Permitted
- 28.04.2017

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 One member of the public has objected to the development due to the potential significant adverse impacts to neighbouring residential amenity including loss of light, damage to neighbouring properties, and highway safety concerns.
- 5.3 No further responses have been received.

6. Consultation

- 6.1 No responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 In accordance with the Good Design Guide, two-storey side extension should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal should be set down from the ridge of the existing house. Extensions to the front of properties should not normally extend beyond the front elevation by more than 2m and not cover more than 50% of the front elevation.

8.4 Importantly, Figure 39 of the Good Design Guide confirms that only with the right context will two-storey front extensions be permitted with appropriate roof pitch, ridge height, eaves height, depth, and detail. Page 44 of the Good Design Guide confirms that every application will be assessed on its own merits depending on the individual characteristics of the site.

8.5 The development is on the principal elevation of the dwelling and is visually prominent from the public highway. The roof of the proposed extension is set down from the main roof of the host dwelling, and this is welcomed by the Local Planning Authority.

8.6 The residential properties in the immediate vicinity of the site along Dean Road West, including the host dwelling, are characterised by gabled-fronted roofs or gable-fronted protrusions from the main roof of the associated dwellings. Several properties also feature front extensions above existing garages, such as 52 Dean Road West.

8.7 The proposal extends 1.4m beyond the front two-storey elevation of the dwelling, which is 0.7m further than the existing single storey garage. This protrusion is less than the 2m as advised within the Good Design Guide. Whilst the proposal extends slightly further forward than the footprint of the existing garage and is not representative of other first floor extensions in the surrounding area, there is no discernible unique character to the street scene and the extent of the proposal complies with the guidance within the Good Design Guide. The proposal also results in the removal of the flat roof to the garage on the front elevation. As a

result, the development is not considered to result in an unacceptable level of harm to the character of the area.

- 8.8 Given the above, therefore, while the impact of the proposed front extension is not considered to complement or enhance the character of the area as set out in Policy DM10 of the SADMP there is not considered to be any unacceptable harm to the character of the surrounding area that requires amendment or refusal of the application.

Impact upon Residential Amenity

- 8.9 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.10 The proposal only affects the western side of the front elevation of the property by increasing the massing to two-storey and moving the built form of the dwelling forward by 0.7m. The siting of properties along Dean West Road is staggered and therefore 55 Dean Road West is located slightly in front of the application site. This is not considered to result in any significant adverse impacts to the adjacent neighbouring property in these site-specific circumstances. The extension is located away from 59 Dean West Road and therefore this neighbouring property is not considered to be adversely affected by the development. By virtue of these factors, the proposal does not result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.11 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.12 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.13 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. This increases to a minimum of three off-street parking spaces for properties with four or more bedrooms. Any reduction below minimum standards will require robust justification.

- 8.14 The proposal is not considered to have any material impact upon the existing off-street vehicle parking or access to the site. Therefore, the proposal does not create an unacceptable impact on highway safety or the road network, and the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is granted, subject to planning conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Block Plan Dwg No 1674/BP (submitted: 06.02.2025)
- Existing & Proposed Plans & Elevations Dwg No. 1674 (submitted: 06.02.2025)
- Site Location Plan Dwg No 1674/SL (submitted: 06.02.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.