

Delegated Report

Planning Ref: 25/00196/HOU
Applicant: Mr Leigh Wileman
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 3 Derwent Close Earl Shilton Leicester

Proposal: Single storey front extension and other alterations

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a single storey front extension at 3 Derwent Close, Earl Shilton.
- 2.2. The proposed single storey front extension would project outwards from the existing front elevation hosting the kitchen by 2.79 metres and would project outwards from the existing southern side elevation hosting the garage by 3.80 metres. It would have a mono-pitched roof form which would retain the eaves of the existing single storey element and have a ridge height of 3.62 metres.
- 2.3. Additional alterations include the re-situation of the existing openings and the removal of the existing white uPVC cladding to the front elevation.
- 2.4. The proposed external materials would match those of the existing dwelling with the exception of white render to the walls of the extension.
- 2.5. Amendments have been sought during the application process in the interests of good design.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within a cul-de-sac, within the settlement boundary of Earl Shilton. The dwelling is designed with a dual pitched roof and finished in red brick, white uPVC cladding, brown roof tiles and white uPVC openings. A flat roof integral garage sits forward of the dwellings principle elevation which along with the existing block paved hardstanding to the site's frontage provides the site with a minimum off-street parking provision for three vehicles. The plot is located in the south-east corner of the close and is accessible via a shared tarmacadam hardstanding off of the main highway. The application site is set up slightly from the adopted highway, and land levels slope up within the application site towards the west.
- 3.2. The street scene is relatively uniform in design, scale and finish.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received.

6. Consultation

6.1. Earl Shilton Town Council:

“Resolved: to ensure access to the drainage system is considered and took in account.”

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (AAP) 2006-2026
 - Policy 22: Development and Design
- 7.2. Core Strategy (2009)
 - Policy 2: Development in Earl Shilton
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon parking provision

Design and impact upon the character of the area

- 8.2. Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. Policy 22 of the Earl Shilton and Barwell AAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings, do not have a detrimental impact upon the character or appearance of the host building or the surrounding area and respect the scale,

proportions, height and materials of the existing building, neighbouring structures and overall street scene.

- 8.4 The application seeks full planning consent for a single storey front extension at 3 Derwent Close, Earl Shilton.
- 8.5 The Councils Good Design Guide seeks to ensure that *“extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the streetscene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.*
- In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.”*
- 8.6 The proposed extension would project outwards from the front elevation by 2.74 metres sitting flush with the existing garage and would project outwards from the existing southern side elevation by 3.80 metres sitting flush with the existing side elevation, retaining the existing dwellings building line. It would result in the coverage of more than 50% of the existing front elevation, but given its modest projection, width and subordinate ridge and eaves height of its mono-pitched roof form the proposal would not appear overly prominent in the street scene. There are a number of single storey forward projections on neighbouring dwellings in the vicinity and therefore the extension respects the character of the surrounding area.
- 8.7 Additional alterations include the re-siting of the existing openings and the removal of the existing white cladding to the front elevation. The alterations to the fenestration are nonetheless to appear to be a complementary and not an unfamiliar addition to the dwelling.
- 8.8 The proposed external materials would match those of the existing dwelling with the exception of white render to the walls of the extension. This additional is nevertheless not considered to be an out of character addition given the mass of existing white cladding within the street scene which does not offer a significantly unmatched appearance. Furthermore, render can be observed to the adjacent highway to the north, Equity Road East.
- 8.9 By virtue of its siting, small scale, design and proposed appearance, the proposal is considered to respect and complement the character and appearance of the existing dwelling and wider street scene in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the adopted Good Design Guide

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.11 Policy 22 of the Earl Shilton and Barwell AAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 To the north of the site sits 2 Derwent Close, a two-storey detached residential dwelling. The proposal would not extend past the existing single storey garage at the application site being predominantly screened, but it would result in an increase to the ridge height. The increase to the ridge height is, however, modest and by way of it facing onto a blank two-storey section of no.2 would not have any implications

in terms of loss of light or overbearing impacts. No additional windows are proposed that would bear any significant impacts in terms of loss of privacy.

- 8.13 To the south of the site sits 4 Derwent Close, a two-storey semi-detached residential dwelling. The proposal would sit forward of the front elevation of no.4 by a minor 0.23 metres and would mirror the eaves and ridge of its existing mono-pitched garage, having no implications in terms of loss of light or overbearing impacts. No additional windows are proposed that would bear any significant impacts in terms of loss of privacy.
- 8.14 The proposal would therefore have no adverse impacts on the privacy or residential amenity of the occupiers of the neighbouring dwellings and would be in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.15 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.16 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.17 The proposed scheme of extensions would not increase the number of bedrooms at the dwelling but would result in the loss of space to the sites frontage. Notwithstanding this, by way of the retention of the existing integral single garage and the presence of sufficient hardstanding at the site the parking provision would not be impacted and would remain adequate to serve the existing/resulting three bedroomed dwelling.
- 8.18 By virtue of the above, the application complies with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2024).

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.

10. Conclusion

- 10.1. The proposal is located within the settlement boundary of Earl Shilton. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the existing parking provision.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 28th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block and Location Plan, Drg No. 004 as received by the Local Planning Authority on the 28th March 2025.
- Proposed Floor Plans, Drg No. 002 Rev A
- Proposed Elevations, Drg No. 003 Rev A
Both as received by the Local Planning Authority on the 16th May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10 and DM18 of the Site Allocations and Development

Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.