

Delegated Report

Planning Reference: 26/00537/HOU
Applicant(s): Mr and Mrs Tomassoni
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: Twemlow House, Shenton

Proposal: Two storey side and rear extension

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks planning permission for a two-storey side and rear extension to Twemlow House, Shenton.

2.2. The side extension would measure approximately 3.6m in width from the side elevation of the main dwelling and would extend 7.3m to the rear of the original dwelling at ground floor level, and 5.7m to the rear at first floor level. The extension would predominantly cover the north (side) elevation of the property. From the front, the extension would measure approximately 4.1m to the eaves and 8m to the ridge and would incorporate dual-pitched roof forms. The elevations would include a mixture of windows and doors at ground and first-floor level, including a centrally opening garage door at its principal elevation and a 3.5m wide bi-fold door at its southwest elevation, with the external walls finished in brickwork and the roof in dark tiles.

2.3. The ground floor extension would serve a living room, utility room and replacement garage. At first-floor level, the extension would serve two additional bedrooms and a family bathroom.

3. Description of the Site and the Surrounding Area

2.4. The application site comprises a mid-20th century detached two-storey residential dwelling located within open countryside, adjacent to Shenton

Conservation Area. The site is also located 100 metres south-west of the Ashby Canal. The application dwelling is characterised by a dual-pitched roof form with a forward-facing gable atop of the dual-bay windows. To the north-western side elevation sits a single-storey mono-pitched integral garage with adjoining flat roof additions to the rear of. The dwelling is constructed from a mixture of red brick, render and timber to the walls, slate tiles to the roof and a mixture of white uPVC and timber to the openings. The sites frontage benefits from a generous, gravelled hardstanding which wraps around the dwelling to provide access to the associated paddock to the rear. It is enclosed by a mixture of timber/natural hedgerow boundary treatments.

4. Relevant Planning History

26/10038/PREHMO

- Advice sought for the erection of a two-storey side and rear extension
- 11th May, 2026

03/00617/FUL

- Two and single-storey extensions and alterations to dwelling
- Planning Permission
- 15th August, 2003

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the area of the site.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Sutton Cheney Parish Council
 - LCC's Ecology Unit
 - Local Highway Authority (LHA)
- 6.2. No further responses have been received.
- 6.3. The responses can be read in full on the Council's website.

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

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:

- Impact upon the character of the area, the open countryside and Shenton Conservation Area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Impact upon the character of the area, the open countryside and Shenton Conservation Area

- 8.2. Policy DM4 requires that development which is considered sustainable in the countryside should not have an adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside and does not undermine the physical and perceived separation and open character between settlements.
- 8.3. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.4. Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.
- 8.5. There is a varied character of properties within the street scene, comprising barn conversions, traditional dwellings and farmhouses. Whilst the proposal would be clearly visible from the public realm, given the established variety in built form and appearance, its visual impact is considered limited in this context.
- 8.6. The Council's Good Design Guide seeks to ensure that two-storey side extensions appear subordinate in scale and massing. The side extension adheres to this guidance by setting the main ridge line down by 0.8m and the first-floor is set back by 0.7m. The 3.6m side extension length is considered to be proportionate to the width of the main dwelling.
- 8.7. The Council's Good Design Guide states that dormer windows can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity. The proposed pitched dormer to the front of the side extension would be proportionate to the existing dwelling. Its eaves would replicate those of the existing dwelling, and its ridge would be set down substantially from the proposed extension's ridge. It is also observed that a similar dormer is present to the neighbouring dwelling. With all these points considered, the proposed dormer window is considered acceptable in design terms.
- 8.8. The proposed rear extension is considered to be proportionate in scale to the main dwelling and would not appear over dominant or incongruous in design terms. The ridge height is appropriately set down from the main roof ridge, and
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the proposed window are in alignment with the existing windows on the main dwelling.

- 8.9. While not situated within a Conservation Area the site is situated adjacent to and is considered to contribute to the wider setting of the Shenton Conservation Area. The extension would be finished in matching red facing brick and would feature matching roof tiles. All windows and materials at the principal elevation of the property are complementary to the existing materials and patterns. The proposed garage door along the front elevation would be typically mid-20th century in design, finished in timber, with side-opening doors and the LPA considers the proposal would remain in keeping with the dwelling and surrounding area.
- 8.10. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon neighbouring dwellings

- 8.11. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.12. The Council's Good Design Guide seeks to ensure that the 45-degree rule is applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. Whilst assessing its sole neighbouring property, Greystones, the first-floor extension does not breach the guidance, however the ground-floor extension breaches this by approximately 1.10m. Whilst this would not normally be supported by the LPA, the 6m house-to-house separation distance and southern rear orientations would significantly mitigate any unacceptable harm in relation to overbearing or loss of light impacts, and is therefore considered acceptable.
- 8.13. The three ground-floor window openings proposed along the north-east elevation, serving the garage, utility room and living room are located at such a distance (6m) as to not warrant loss of privacy for neighbouring Greystones. The first-floor window opening along the north-east elevation serving a bathroom, should be obscure glazed to protect the residential amenity of both the occupiers of the application dwelling and Greystones and will be secured by condition.
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- 8.14. By virtue of the above, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide

Impact upon the highway and parking provision

- 8.15. Policy DM17 of the adopted 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.
- 8.16. Policy DM18 of the adopted SADMP requires developments to demonstrate an adequate level of off-street parking provision. 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).
- 8.17. The existing/proposed application site has a more than adequate parking provision to host off-street parking provision for a minimum of four vehicles. Furthermore, no amendments to the existing access are indicated. In light of the above, the proposed extensions would bear no impacts upon highway safety or the parking provision at the site in accordance with Policies DM17 and DM18 of the adopted SADMP.

Impact on ecology

- 8.18. Policy DM6 of the adopted SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.19. Given the rural location of the site, LCC Ecology were consulted on the proposals. A Preliminary Roost Assessment was requested and subsequently completed, followed by further emergence surveys. LCC Ecology have since confirmed that the development would not result in any additional ecological impacts, and the holding objection was lifted in September 2026.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
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(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. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

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:
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- Application Form - received by the Local Planning Authority on 11/06/26
- Proposed Plans and Elevations – Drg No. 02E_2602 - received by the Local Planning Authority on 11/06/26
- Block Plan - Drg No. 02A_2602_00received by the Local Planning Authority on 11/06/26

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).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The window hereby permitted in the north-east elevation, serving the first floor bathroom, shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non-opening below a height of 1.7 metres from the finished floor level. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The development shall be implemented in strict accordance with the Proposed Bird Box Elevations 02F_2602 - Drawing No. 02-2602 - Rev F - (03.02.26)

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.