

Delegated Report

Planning Ref: 25/00249/HOU
Applicant: Mr Robert Smallman
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 15 - 17 Main Street Thornton Coalville

Proposal: Single storey rear extension

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 rear extension at 15-17 Main Street, Coalville.
- 2.2. The proposed single storey rear extension would project outwards from the existing kitchen/dining room by 2.00 metres sitting flush with the existing sunroom and would measure 1.89 metres in width. It would have a mono-pitched roof design which would replicate the ridge and eaves height of the existing sunroom.
- 2.3. Additional alterations include the addition of a door, a set of four bi-fold doors, and three Velux roof lights to the rear elevation of the extension, the addition of an opening to the rear elevation of the existing utility and the removal of two openings to the existing south-east elevation and one opening to the existing north-west elevation. The existing gate to the south-east of the dwelling is also to be removed to allow for extra off-street parking.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached residential dwelling situated within the settlement boundary of Thornton, within the constraints of the National Forest and Charnwood Forest. The dwelling has a pitched roof form with a flat roof element to the rear and features red brick and white render to the walls with black painted brick to highway level, brown interlocking tiles to the roof and brown uPVC to the openings. A gravelled hardstanding sits to the south-east of the application dwelling suitable to host an off-street parking provision for two vehicles.
- 3.2. There is no clearly defined character within the street scene.

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. Thornton Parish Council:

- No comments have been received.

6.2. Coal Authority:

“The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/).”

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

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, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3 The application seeks full planning consent for a single storey rear extension at 15-17 Main Street, Coalville.

8.4 The Councils Good Design Guide seeks to ensure that *“Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.”*

- 8.5 The proposed extension would be an infill extension between the existing utility and sunroom and would be screened from a public realm on Main Street, due to its situation to the rear elevation of the existing dwelling. It would replicate the existing sunroom's depth not extending past the existing rear elevation and would involve reinstating the ridge and eaves height of the existing sunrooms mono-pitched roof appearing to be a subordinate addition.
- 8.6 Additional alterations include the addition of a door, a set of four bi-fold doors, and three Velux roof lights to the rear elevation of the extension, the addition of an opening to the rear elevation of the existing utility and the removal of two openings to the existing south-east elevation and one opening to the existing north-west elevation. The existing gate to the south-east of the dwelling is also to be removed to allow for extra off-street parking.
- 8.7 The proposed external materials would match those of the existing dwelling.
- 8.8 By virtue of the siting, scale, design and the proposed use of matching corresponding external materials and architectural detailing where appropriate to ensure a satisfactory and unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 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.
- 8.10 As the proposal would not extend past the existing rear elevation of the dwelling there would be no implications on the surrounding neighbouring dwellings in terms of loss of light or overbearing impacts. Additional openings are proposed to the rear of the extension and existing dwelling, the openings are not, however, considered to bear any significant impacts in terms of loss of privacy. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP. No objections have been received.

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 proposed development is for a property located within the settlement boundary of Thornton. 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.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD 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 12th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD 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, Site Location Plan, Drg No. 25/424 PL01 Rev A as received by the Local Planning Authority on the 12th March 2025.
 - Proposed Elevations, Drg No. 25/424 P01 Rev A
 - Proposed Floor Plans, Drg No. 25/424 P01 Rev D
- Both as received by the Local Planning Authority on the 18th March 2025.

Reason: To ensure a satisfactory form of development in accordance with DM1 and DM10 of the Site Allocations and Development Management Policies DPD 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.
- b) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/).