

## Delegated Report

**Planning Reference:** 25/01155/HOU  
**Applicant(s):** Mr Stephen Ball  
**Ward:** Cadeby Carlton and Market  
**Bosworth with Shackerstone**



Hinckley & Bosworth  
Borough Council

**Application Site:** 11 Redmoor Close, Market Bosworth

**Proposal:** Single-storey side extension and first-floor extension over garage.

**Case Officer:** Gwion Russell (Planning Officer)

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### 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 first-floor side extension and single-storey side extension to 11 Redmoor Close.
- 2.2. The first-floor extension would sit atop the existing garage at the property's west elevation, spanning a width of approximately 2.8m, depth of 7.1m and additional footprint of 20m<sup>2</sup>. The proposals would also see the conversion of the ground-floor integrated garage to an expanded kitchen/dining space and a playroom. The maximum ridge height remains consistent with the existing roof at 7.4m.
- 2.3. The proposals also include a single-storey side extension at the east elevation of the dwelling, providing an additional maximum width of 3.3m and depth of 4.9m, resulting in an additional footprint of 17m<sup>2</sup> to serve an internal store. This side extension would follow the neighbouring boundary at an oblique angle, before squaring off to the rear, The proposed pitched roof would not exceed 4m in height.
- 2.4. At first-floor level, there would be some internal re-configuration to the floor plan, resulting in an additional en-suite and relocation of fourth bedroom. The property would maintain its provision of four bedrooms.
- 2.5. Proposed windows include two 1.4m wide casement windows, one to the front and one to the rear elevation of the first-floor extension, serving a sole proposed double bedroom. At ground-floor, a 1.8m wide casement window at the front elevation, would replace the garage door and a 2.5m wide sliding patio door at the rear elevation, which would serve the kitchen/dining space. The 'clipped' single-storey side

extension would feature a double-door at its rear elevation and a single door at its front elevation.

- 2.6. All external materials are proposed to match the host dwelling, with the use of facing brick, pitched roof tiles and fenestration materials to match existing.

### **3. Description of the Site and the Surrounding Area**

- 3.1. The application site is located at 11 Redmoor Close, within the settlement boundary of Market Bosworth. The property comprises a two-storey, four-bedroomed detached dwelling situated on a plot measuring approximately 335m<sup>2</sup>.
- 3.2. Redmoor Close is typified by residential dwellings of similar scale but differ in design. It is a T-junction style cul-de-sac with minimal traffic volume and the application site backs on to rural agricultural land.
- 3.3. The 'wedge' shaped plot is bounded by close board timber fence panels to its east, west and south elevations and benefits from a small, grassed area with no distinct boundary treatment to its front.
- 3.4. The application dwelling sits at the eastern end of the cul-de-sac and lies at a higher topographical level in comparison with properties to the west. The property's driveway has sufficient off-street parking for two vehicles to park in tandem.
- 3.5. The site does not lie within the Market Bosworth conservation area, however, is identified as within a mineral consultation area.

### **4. Relevant Planning History**

- 4.1. There is no planning history associated with this property.

### **5. Publicity**

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

### **6. Consultation**

- 6.1. The application has received one formal objection:

*'Market Bosworth Parish Council formally objects to this planning application on the grounds that it represents an overdevelopment of the site. The Parish Council also seeks clear assurance that the proposed loss of the existing garage will not adversely affect the ability of the site to provide adequate on-site parking provision and appropriate waste bin storage.'*

6.2. No further objections have been received from:

- LCC Ecology
- LCC Highways

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 DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Market Bosworth Neighbourhood Plan 2020 – 2039 (MBNP) (2025):

- Policy CE1: All new development within Market Bosworth

7.4. National Planning Policies and Guidance:

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

7.5. 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:

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

### Design and Impact upon the Character of the Area

- 8.2. Given the setback nature of the dwelling at the end of a cul-de-sac, views from the public realm would be limited. There may be glimpses of the dwelling from footpath S72 to the south, however this is approximately 230m away and views would be in the context of the neighbouring dwellings in any case.
- 8.3. The first-floor extension does not adhere to the Good Design Guidance on set-down and setback distances. However, as the first floor continues the first-floor principal elevation and remains set back from the principal ground elevation, this is considered acceptable.
- 8.4. Given that all external materials are proposed to match the main dwelling, this would result in a cohesive external appearance.
- 8.5. The proposed window pattern remains sympathetic to the established pattern along the principal and rear elevations of the dwelling. The front access door serving the store room is not visually prominent and is considered to be acceptable.
- 8.6. 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, Policy CE1 of the Market Bosworth Neighbourhood Plan and the Good Design Guide.

#### Impact upon Residential Amenity

- 8.7. There are no windows proposed along either side elevation of the application property and would therefore not result in loss of privacy for neighbouring dwellings. The windows proposed at first floor and ground floor exceed 15m and represent common house-to-house relationships and therefore would not result in unacceptable harm.
- 8.8. Given its stepped back positioning, the proposed rear elevation first-floor window would directly overlook the neighbouring rear garden, No. 12 Redmoor Close, to the west, however this would not present in an unusual residential relationship.
- 8.9. This neighbouring property (No. 12) also features a first-floor casement window at its east gabled elevation however this serves a non-habitable space.
- 8.10. No element of the proposal breaches 45-degrees from any neighbouring habitable window.
- 8.11. The additional massing at the west side of the application property would result in some additional loss of light and shadowing for the neighbouring garden at No. 12. However, given the large space surrounding the rear of the properties and the direction of sun travel, this mitigates any loss of light/shadowing caused.
- 8.12. The side extension at the eastern elevation would result in a minimisation of the separation distances between the application site and No. 10 Redmoor Close, sited perpendicular to the east. However, given there would be a separation distance of 0.75m, and the maximum ridge height of 4m, this mitigates any concerns.

- 8.13. 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 Parking Provision and Highway Safety

- 8.14. The scheme does not result in any additional net bedroom space and would not result in further off-street parking demand. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Impact upon Ecology

- 8.15. Following comments from Leicestershire County Council Ecology, the applicant submitted additional ecological information, including a Bat Survey undertaken in June 2026. Evidence of bat droppings were identified within the roof void and analysis indicated the presence of brown long-eared bat. The building was assessed as having low bat roost potential and, in accordance with BCT Guidelines (2023), was subject to a single emergence survey. No bats were observed entering or exiting the building.
- 8.16. The identified access point and associated droppings are located on the eastern gable, whereas the proposed works are limited to the western gable and involve only minor roof tile removal to tie into existing roof timbers. The project ecologist concluded that the scale of works is unlikely to affect any potential roosting opportunity and that the survey effort undertaken was proportionate. LCC Ecology have accepted the additional information and confirmed that no further bat surveys are required.
- 8.17. The building retains some potential to support bats and, therefore, an informative is recommended advising that works should cease and ecological advice sought should bats be encountered during construction. In summary, the proposal complies with Policy DM6 of the SADMP.

**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. Taking national and local planning policies into account, and having regard to all relevant material considerations, it is considered that planning permission should 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:

- Application Form
- Proposed Block Plan, Site Location Plan - Drg No. 25/83 04
- Proposed Floor Plans, Elevations - Drg No. 25/83 02A
- All received by the Local Planning Authority on 02/12/25

**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).

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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
2. All UK Bat Species are protected by law: Schedule 2 of The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5 and Countryside and Rights of Way Act 2000 (CRoW) which makes it an offence Intentionally or recklessly/deliberately injure, take or kill a bat. Therefore, all work must be carried out carefully with the expectation that bats may be found. If bats are observed within the building at any time work must cease immediately and Natural England or the assigned ecologist for this project must be contacted for advice.