

Delegated Report

Planning Ref: 26/00550/HOU
Applicant: Mrs Jennifer Mawee
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 9 Pinfold Close Hinckley Leicestershire

Proposal: Two storey rear extension.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for erection of a two-storey rear extension at 9 Pinfold Close, Hinckley. The existing conservatory would be demolished as a part of this application.
- 2.2. The proposed ground-floor extension would have a minimum depth of 2.72 metres, a maximum depth of 4 metres and a width of 6.43 metres. It would also feature a four-panel bi-fold door and a side window to the rear and it would partly appear as a single storey rear extension with a flat roof and an eaves height of 2.52 metres.
- 2.3. The proposed first floor rear extension would have a depth of 4 metres and a width 4.41 metres, it features an eaves height of 4.86 metres and a ridge height of 6.84 metres. It would add one additional bedroom to the first-floor level.
- 2.4. Concerns were raised by the case officer regarding the potential loss of privacy arising from the proposed first-floor rear window. Following negotiations with the applicant, revised plans were submitted reducing the size of the window, which is considered to mitigate the initial privacy concerns.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Hinckley and in a residential area. It is a four bedroom two-storey detached dwelling constructed of red bricks facade, plain roof tiles and white uPVC windows.
- 3.2. The dwelling is located within the Pinfold Close cul-de-sac. The Hinckley industrial area lies to the north of the application site.

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 objections have been received.

6. Consultation

- 6.1. None-Relevant

7. Policy

7.1. Core Strategy (2009)

- Policy 1: Development in Hinckley

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and transportation
- Policy DM18: Parking Provision

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

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

8. Appraisal

8.1. Extensions to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity
- Impact upon parking provision and highway safety

Design and impact upon the character of the area

8.2 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.3 The proposed two-storey rear extension, together with a small single-storey link to the kitchen area, is considered modest in scale. Given the use of matching materials and its subordinate design, the development would not adversely impact the appearance of the host dwelling or the character of the surrounding area.

8.4 The proposed first-floor window differs in size from the existing openings on the rear elevation. However, as the amendment has been introduced to address residential amenity concerns and given the variation in window sizes already present on this elevation, the proposal is considered acceptable. The window is also comparable in size to those on the front elevation and, owing to its location on the rear elevation, would have only a limited impact on the appearance of the dwelling. As such, the proposal would not harm the character of the host dwelling or the surrounding area.

8.5 Therefore, the form and design and scale of the proposed development is not considered have any adverse impact upon the character of the area and the design

of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, and the NPPF (2026).

Impact upon neighbouring residential amenity

- 8.6 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.7 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45⁰ guidance.
- 8.8 The most impacted neighbouring properties are No.8 Pinfold Close to the southeast, No.10 Pinfold Close to the northwest, and No.28 West Hyde to the southwest of application site. The proposed development would not breach the 45-degree rule from the rear elevation of No.8 due to the separation distance from the shared boundary. No side windows are proposed facing this neighbouring property and therefore the proposed development is not considered to cause any overbearing, overshadowing or overlooking impacts to this neighbouring property or its amenities.
- 8.9 As mentioned above, No. 10 Pinfold Close is located to the northwest of the application site, according to HBBC Good Design Guide, a principal window to a habitable room should ideally not be less than 14m for a two-storey property. There is habitable window in the front elevation of the neighbouring property facing the proposed development, the separation distance of 16.50 to the proposed two storey extension is acceptable, and given the absence of any proposed habitable window to the side, the proposed development is not considered to cause any significant harm in terms of overbearing, overshadowing or overlooking impacts to this neighbouring property or its amenities.
- 8.10 Furthermore, No. 28 West Hyde is located to the southwest of the application site. The GDG recommendation to a minimum separation distance of 14 metres between a habitable room window and a neighbouring property. In this case, the proposed first-floor habitable room window would be approximately 9.5 metres from the conservatory at No. 28 West Hyde. The case officer raised concerns regarding the potential for loss of privacy, and following discussions with the applicant, the size of the proposed window was reduced to minimise this impact. Whilst some degree of overlooking may remain, the resulting harm is not considered sufficient to warrant refusal of the application given there is an existing overlooking relationship from the current bedrooms windows in the application dwelling. The proposed development is therefore not considered to result in significant harm to neighbouring amenity in terms of overlooking, overbearing impact, or loss of light to this neighbouring property or its amenities.
- 8.11 By virtue of the above assessment, the proposal is not considered to result in adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers, nor future occupiers and their amenities 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

- 8.12 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.
- 8.13 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.14 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal would result in additional floorspace; however, due to the internal reconfiguration, the overall number of bedrooms would remain unchanged. The existing frontage parking area would continue to provide sufficient off-street parking provision. As such, the proposal is not considered likely to result in any adverse impact on highway safety or parking provision.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- 5186-103 Proposed First Floor Plan-Preliminary v.2 28.09.26
received by the local planning authority on 28 September 2026 and
- Amended plan-5186-104 Proposed Elevations-Preliminary Revised 06.09.26 v.4
received by the local planning authority on 07 September 2026 and
- Proposed Block Plan - TQRQM26170101802162
- Proposed Site Plan
received by the local planning authority on 25 June 2026 and
- Proposed Ground Floor Plan Drg No:5186-102

received by the local planning authority on 15 June 2026.

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 on the external walls, roofs, and openings of the development hereby permitted shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.