

Delegated Report

Planning Reference: 26/00228/HOU
Applicant(s): Mr Greg Pollard
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 48 Main Street, Kirkby Mallory

Proposal: Proposed first floor extension to the rear of the dwelling to create additional accommodation within a new dormer projection.

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 first-floor dormer extension to 48 Main Street, Kirkby Mallory.

2.2. The extension externally measures approximately 4.09m in depth by 5.2m in width, covering an additional footprint of 24m² and serving a bathroom and one additional bedroom. Associated fenestration includes two 1.3m wide casement windows at the rear facing elevation of the hipped dormer and two rooflights, on each pitch of the dormer roof, serving both rooms. There are no ground-floor alterations proposed, although the replacement of the flat-roof of the rear projection with a pitched roof section; the hipped dormer is proposed to sit centrally to the pitched roof, with a maximum ridge height of 6.4m and an eaves height of 5m.

2.3. External materials include hanging wall tiles and concrete interlocking roof tiles to match the existing dwelling. A central chimney stack would be replaced with a boiler flue

3. Description of the Site and the Surrounding Area

3.1. The application site is a semi-detached dwelling located on the west side of the rural village of Kirkby Mallory.

3.2. The dwelling is predominantly constructed in facing brick across all elevations, with a tiled section to the first-floor west elevation. The front elevation features two hipped dormer windows to its principal elevation and two gabled dormers to its rear elevation,

one being a Juliet-style balcony. The property also benefits from an existing single-storey flat-roof extension to the rear, which is finished in a pale yellow render.

- 3.3. The front driveway features loose-stone 'Cotswold' style gravel and hedgerow boundary treatment. To the rear is a garden alongside a detached double garage building to the west of the main dwelling.
- 3.4. The site is not located within a Conservation area, and the property is not listed. The host property sits central to further residential properties, and south of a small green wedge, with further residential properties to the north. The house is adjoined to No. 48 Main Street, which is similar in design to the application dwelling. Directly to the northwest, No. 54 Main Street, is a distinct Gothic-style cottage with a thatched roof and is Grade-II listed (List entry: 1361322).

4. Relevant Planning History

74/00137/4M

- Extension to kitchen and garage at
- Permitted
- 25.06.1974

00/00254/FUL

- Erection of sun lounge
- Permitted
- 03.05.2000

07/00542/FUL

- Extensions and alterations to dwelling and extension to garage
- Permitted
- 17.07.2007

09/00634/FUL

- Extensions and alterations to dwelling
- Permitted
- 16.11.2009

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. There have been no objections from the following consultees:
- Peckleton and Stapleton Parish Council

- 6.2. Although HBBC's Conservation Officer was not formally consulted, the case officer sought their views given the siting of the Grade II listed building nearby. The details of which can be seen in paragraph 8.9.

7. Policy

7.1. Core Strategy (2009):

- Policy 13: Rural Hamlets

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 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) (2024)
- 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)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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

Design and Impact upon the Character of the Area

8.2. The rear projection does not add gross footprint to the dwelling, as it is proposed above the ground floor flat-roof projection, which is an existing single-storey rear

extension. By virtue of its dimensions, it remains subordinate to the main dwelling and is subordinate in width and depth than the ground-floor extension element, which complies with the Good Design Guidance on rear extensions.

- 8.3. By virtue of its dimensions, the proposed roof would remain subordinate to the main gabled roof and reflect both the ground floor hipped porch and both first floor dormers at the front, contributing satisfactorily to the overall roofscape. The roof pitch would not be consistent with the pitch of the existing gable roof, however views would be limited from the public realm and the cat slide design is considered acceptable overall.
- 8.4. Both casement windows at the rear elevation of the dormer accord with the existing windows of the main dwelling, by virtue of their dimensions and materials. The two proposed rooflights lie flush with the main roof pitch and by virtue of their siting at the rear facing pitch, cannot be seen from the public realm.
- 8.5. The use of hanging wall tiles and concrete tiles atop the hipped and pitched roofs element are consistent with the main dwelling and pose no design harm.
- 8.6. Public views of the proposal are limited and screened by vegetation surrounding the property perimeter and the presence of a detached garage outbuilding at the rear (west) of the site. Private views are primarily from the adjoined property to the east; however this is mitigated by the consistent choice of materials and roof form.
- 8.7. As part of the assessment against DM11 and DM12 of the SADMP (heritage and historical protection), the HBBC Conversation Officer was consulted and provided the following comments:
- 'In my opinion the application property, being a considerably adapted post-war dwelling, is no more than a neutral presence within the wider setting of the grade II listed building 54 Main Street which is to the west. Given the siting of the extension, its relatively modest scale, and the limited intervisibility between the two buildings, in my opinion the proposal will result in no effect upon the significance of the listed building and its wider setting.'*
- 8.8. It is therefore considered that due to the limited intervisibility between the site and the Listed Building, there would be no harmful impact on the listed building or its wider setting.
- 8.9. By virtue of the above the, proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policies DM10, DM11 and DM12 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.10. The site lies adjacent to No. 46 Main Street. No. 54 Main Street is sited directly to the Northwest of the property.

- 8.11. Fenestration proposed on the first floor includes two separate 1.3m wide casement windows, which face the rear boundary of the property and overlook the applicant's rear garden. The window has direct intervisibility of any internal neighbouring space. Both rooflights lie flush with the east and west pitches of the former roof. There are no proposed windows at ground-floor level. By virtue of their positioning, siting and dimensions the windows proposed would not result in loss of privacy.
- 8.12. The proposal would maintain a 65m separation distance from the nearest residential property to the north and 30m separation to No. 54 to the west. The proposed rear dormer would not impact upon the amenity of these occupiers.
- 8.13. No element of the proposals introduces a blank windowless wall and therefore would not result in oppressive development for any neighbouring property.
- 8.14. The first-floor extension does not project more than 45-degrees from the central point of the nearest first-floor window and would therefore not result in loss of natural light or excessive shadowing.
- 8.15. 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

- 8.16. The scheme creates one new bedroom and makes the property a four-bedroom dwelling. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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 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:

- Application Form - received by the Local Planning Authority on 11/03/26
- Amended Proposed Floor Plans - Drg No. 2025 52 110D - received by the Local Planning Authority on 15/04/26
- Amended Proposed Elevations - Drg No. 2025 52 111D - received by the Local Planning Authority on 15/04/26
- Amended Proposed 3D Visuals - Drg No. 2025 52 115D - received by the Local Planning Authority on 15/04/26

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 first-floor extension, including its associated roof, 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 a satisfactory appearance and to preserve the character of the area 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 or call 0116 272 7533.