

Delegated Report

Planning Reference: 26/00594/HOU
Applicant(s): Paul Rolfe
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Application Site: 17 Oban Road, Hinckley

Proposal: Proposed single storey flat roof 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 single-storey rear extension to 17 Oban Road.

2.2. The extension externally would measure 4.75m in width by 5m in depth, covering/proposing a footprint of 24m² and proposed to serve an expanded kitchen/dining space. Associated fenestration includes a 2.8m wide combination patio door/window and a 0.8m wide access door to the east elevation. The extension would be topped with a flat roof and central rooflight. The proposals also include the replacement of a standard casement window at first-floor with a uPVC French door opening with an external 'Juliette'-style balcony, comprising inward-opening glazed double doors.

2.3. External materials include a light render to match the existing dwelling.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 17 Oban Road, within the settlement boundary of Hinckley. The property comprises a two-storey semi-detached house situated on a plot measuring approximately 313m².

3.2. The dwelling is constructed in render and features a hipped roof. The property is set back 3m from the highway and is bounded by timber close board fence

panels. The property benefits from a 11m² conservatory at its rear elevation, which is to be removed as part of the proposals.

- 3.3. The surrounding area is predominantly residential in nature, consisting of similar semi-detached dwellings. Properties in the vicinity are generally of similar scale and design, with few extensions/alterations to the original forms.

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. There have been no formal consultations as part of this application.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 1: Development in Hinckley

- 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. National Planning Policies and Guidance:

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

- 7.4. Other Relevant Guidance:
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- 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

Design and Impact upon the Character of the Area

- 8.2. The single-storey rear extension remains subordinate to the main dwelling by virtue of its 4.75m width and maximum height of 2.8m.
- 8.3. The flat roof form contrasts the main hipped roof form and whilst flat roofs are not promoted on extensions, the flat roof proposed is not visible from the public realm and this design guidance is therefore not relevant.
- 8.4. The use of light render matches the light-coloured render visible along all three elevations of the main dwelling, providing a consistent palette.
- 8.5. The centrally positioned patio door/window combination remains consistent and sympathetic to the existing fenestration pattern and dimensions. The side access door is negligible in design terms, given its minimal visibility.
- 8.6. The extension would not disrupt the established separation distances seen along Oban Road.
- 8.7. 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 Residential Amenity

- 8.8. The extension projects 5m from the rear elevation, narrowly exceeding what would be permitted development for a semi-detached dwelling, however, this presents only a modest increase from the existing conservatory, which projects 3.8m and features a hipped roof form.
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- 8.9. Whilst the extension breaches 45-degrees from the adjoining property rear window, this is significantly mitigated by a number of factors; both rear gardens are south-facing which would typically receive adequate natural sunlight during the day, close board timber fencing bounds the site which blocks views of the extension, and the presence of a single-storey extension at the rear elevation of No. 19 Oban Road already breaches 45-degrees from this neighbouring rear window.
- 8.10. The 5m projection and windowless elevation may result in minor oppression for the occupiers of No. 19, however, the modest 2.8m height mitigates this. It is important to note the windowless elevation is not parallel to any neighbouring window and the presence of the No. 19's single-storey rear extension blocks most views of the proposal.
- 8.11. The extension leaves only a minimal 15cm separation distance from the shared western boundary. This does not comply with Good Design Guidance, which advises 1m for good neighbourliness. In this case, this distance is considered acceptable given the presence of the single-storey rear extension, which extends to the shared boundary, at No. 19.
- 8.12. The windowed door at the east elevation would not result in loss of privacy for neighbouring properties, this is largely given the close board fence panels and the fact that it is not parallel with a neighbouring elevation. The patio doors at the rear elevation would not result in loss of privacy for neighbouring properties. The 'Juliette' style balcony at first floor level merely expands the current opening and would result in only minor further harm by way of loss of privacy.
- 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.

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;
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- (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
 - Proposed Floor Plans and Elevations – Drg No. 1731
 - Proposed Block Plan – Drg No. 1731/BP
 - Both received by the Local Planning Authority on 25/06/26
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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 or call 0116 272 7533.
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