

Delegated Report

Planning Reference: 26/00566/HOU
Applicant(s): Mr and Mrs Jason Ward-
Worley
Ward: Newbold Verdon with
Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 62 St Martins Drive, Desford
Proposal: Single storey rear and side 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 side and rear extension at 62 St Martin's Drive, Desford.
- 2.2. The extension externally would measure 4.1m in width from the southwest (side) elevation by 3.4m in depth from the northwest (rear) elevation, covering a footprint of 40m² and serving a kitchen at the rear and an additional bedroom/en-suite at the side.
- 2.3. Associated fenestration includes five casement windows situated along the northwest, southeast and southwest elevations. Two new patio doors are proposed, one along the new rear elevation and one along the existing rear elevation serving the existing living room.
- 2.4. The extensions would both feature dual-pitched roofs, with an additional flat roof at the rear of the side projection. The roofs would not exceed a ridge height of 3.6m and eaves height of 2.4m. External materials include roof tiles and facing brickwork to match the host dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 62 St Martin's Drive, within the settlement boundary of Desford. The property comprises a one-bedroom semi-detached bungalow, situated on a wedge-shaped plot measuring approximately 806m².
- 3.2. The dwelling is constructed in facing brick, with a grey tiled roof and features a projecting gable at its principal elevation. The property is set back 8m from the nearest pavement by a small hard-surface garden and is bounded by a mixture of timber and metal fence panels. The property benefits from a single-storey 'lean to' side extension which is to be removed as part of the proposals. The property's detached single-bay garage would also be removed as part of the proposals.
- 3.3. The surrounding area is predominantly residential in nature. Properties in the vicinity are generally of similar scale and design.

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.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:

- Local Highway Authority (LHA)
- Desford Parish Council

- 6.2. No further responses have been received.

7. Policy

- 7.1. Core Strategy (2009):

- No relevant policies

- 7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
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- 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. Desford Neighbourhood Plan 2018 – 2036 (DNP) (2021):

- Policy H7: Housing Design

7.4. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- 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)
- 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 scale of the proposed extension would be proportionate to the host dwelling. The additional footprint of approximately 40m² would remain subordinate to the overall 80m² footprint and scale of the main house.

8.3. The roof form, which proposes two dual-pitched roofs not exceeding 3.6m in height, would not entirely accord with the main hipped roof of the dwelling, but the design is considered acceptable and the eaves heights correspond with the existing dwelling.

- 8.4. Whilst the increased width of the extension may imbalance the pair of semi-detached dwellings, the impact is mitigated by its set back distance and single-storey massing. As such, the extension would remain visually subordinate and would not dominate the main dwelling.
- 8.5. The removal of the property's detached single-bay garage would result in an increase in separation distances and would help to maintain openness between dwellings, benefiting the wider street scene.
- 8.6. The proposed window placements maintain a symmetrical, balanced appearance, with appropriate proportions and materials. The use of facing brickwork matching the existing dwelling would ensure the extension remains visually coherent with the host property.
- 8.7. Although the extension would be partially visible from the public realm, the substantial setback distance from the road, wide corner pavement, internal corner plot position and wedge-shaped plot significantly reduce its visual prominence. Consequently, the proposal would not result in harm to the character or appearance of the area.
- 8.8. 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 H7 of the Desford Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.9. Given the acute property wedge shape and generous plot size, the side extension results in no further amenity harm to neighbouring properties.
 - 8.10. Furthermore, there is no 45-degree breach for neighbouring properties and whilst the proposals present a modest 2.3m additional width to the existing single-storey side extension, both the side and rear extensions maintain an adequate 9m separation distance from nearest neighbouring elevation, mitigating any sense of oppression.
 - 8.11. Whilst the proposal sees additional roof mass along the rear and side elevations of the property, it would not result in loss of natural light nor oppressive development given its location away from neighbouring properties and habitable windows.
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- 8.12. Whilst there are habitable windows located along the side elevation of No. 64 St Martins Drive with direct views of the proposals, these are located 9m from the proposed development, and would not result in substantial loss of light for the occupiers of this property.
- 8.13. The proposed window openings at the rear elevation of the proposal would not result in loss of privacy for neighbouring properties. The small casement window at the southwest elevation, serving the kitchen, would be angled away from adjacent properties and sufficiently separated from properties to the rear. Both windows at the front elevation of the side extension would have direct visibility of the neighbouring bedroom windows, however, would be angled towards the highway. A planning condition is secured requiring the bedroom window to be fitted with obscure glazing to the lower section and the en-suite window to be fitted with fully obscured glazing, in the interests of safeguarding the privacy of the occupiers at No. 64. This is considered reasonable given that the proposed bedroom would continue to be served by an adequately sized rear-facing window.
- 8.14. 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

- 8.15. The scheme creates one new bedroom and makes the property a two-bedroom dwelling. The property benefits from two off-street parking spaces which is anticipated would meet the parking demand of the property. 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;
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- (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 18/06/26
 - Block and Site Location Plan (Drawing No. 2026-10-01) - received by the Local Planning Authority on 23/06/26
 - Proposed Parking Plan (Drawing No. 2026-10-00) - received by the Local Planning Authority on 23/06/26
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- Amended Proposed Elevations and Floor Plans - 2026-10-03 - received by the Local Planning Authority on 01/09/26

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 casement window at the southeast elevation serving the additional bedroom shall be fitted with obscure glazing to Pilkington Level 3 to a minimum of 50% of the window pane, with the obscure glazed section forming the lower half of the window. The window shall be retained as such in perpetuity.

Reason: To ensure the privacy of necessary parties and to comply with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The window at the southeast elevation serving the en-suite shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non-opening below a height of 1.7 metres from the finished floor level. Once so provided the window(s) shall be permanently maintained as such in perpetuity.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The external facing brickwork of the development hereby approved shall be constructed using bricks that match the existing dwelling in terms of colour, texture, size and bond. The development shall thereafter be retained in accordance with these approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance complying 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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