

Delegated Report

Planning Reference: 26/00517/HOU
Applicant(s): Mr Ryan John Auty
Ward: Groby



Hinckley & Bosworth
Borough Council

Application Site: 199 Leicester Road, Groby

Proposal: Single storey extension to the rear and porch to the front following demolition of the existing single storey 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 planning application proposes the erection of a single-storey rear extension extending 6m from the original rear (north) elevation of the dwelling, spanning a width of 13m and a maximum height of 3.4m. The extension would provide an open-plan kitchen/dining space and a separate boot room. It would feature a flat roof incorporating two rooflights and would be finished in facing brick to match the existing dwelling. The application includes a new raised patio area which would extend 2.4m beyond the rear elevation of the proposed rear extension. This proposal also includes a front porch, which is identical to the previously approved porch as part of permission 26/00163/HOU.

3. Description of the Site and the Surrounding Area

- 3.1. The application site relates to a detached dormer bungalow located within the east of the settlement boundary of Groby. The property is finished in facing brick and features a hipped tiled roof with a flat-roof dormer at its front elevation; it has two bow-bay windows either side of a central casement window at its principal elevation and features a detached garage/store at its east elevation. The plot benefits from a mid-height stone wall and a single-bay driveway.

- 3.2. Whilst the property remains largely in its original built form, the applicant has recently successfully applied for planning permission to erect a modest dual-pitched porch.
- 3.3. Leicester Road is typified by a mixture of dwelling designs, massing and scale, but features sparse separation distances, including service access road serving the property. Leicester Road is a key arterial dual-carriageway, with a maximum speed limit of 30mph. 199 Leicester Road sits adjacent to Nos. 201 and 197 Leicester Road and is topographically lower than both neighbouring properties.

4. Relevant Planning History

88/00652/4

- Extension to property
- Permitted
- 04.07.1988

26/00163/HOU

- Erection of a front porch
- Permitted
- 05/05/26

26/00276/HHGDO

- Prior approval for a single-storey rear extension.
- Prior approval not required
- 01/05/26

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:
- Groby Parish Council
- 6.2. No further responses have been received.

7. Policy

- 7.1. Core Strategy (2009):
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- 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. 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

Design and Impact upon the Character of the Area

8.2. The proposal would include the demolition of the existing single-storey rear extension, which measures approximately 2.6m in depth and 10m in width. The replacement single-storey extension would result in an increase of the rear projection by 3.4m in depth and 2m in width. The proposed rear extension would not be readily visible from the public realm and would cause no harm to visual amenity.

- 8.3. Whilst the extension projects a considerable distance of 6m from the rear elevation, it remains broadly subordinate to the host dwelling by virtue of its single-storey massing. Although the extension spans the full width of the original rear elevation, this is considered acceptable given the limited visibility of the proposal from the public realm. The proposed raised patio area would not be visible from the public realm and is considered acceptable in terms of its design.
- 8.4. The dwelling also benefits from a small projection at its western elevation, which provides further screening of the proposed single-storey rear extension.
- 8.5. The proposed external materials include facing brick that is well matched with the main dwelling. Given the age of the property, achieving a complete brick match may not be possible; however, achieving as close match as possible would be secured by condition.
- 8.6. The proposed single storey front porch is identical to the previously approved porch under permission 26/00163/FUL and is acceptable in terms of design and visual impact.
- 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. No element of the proposed extension would breach 45-degrees from any window along the rear elevations of neighbouring properties.
- 8.9. Furthermore, owing to the substantial depth of the rear garden, the single-storey extension would maintain a sufficient separation distance of 55m from the nearest rear elevations of properties located to the rear of the application site, specifically No. 36 Primrose Close, resulting in no impact upon these properties.
- 8.10. The proposed rear-facing window openings would not result in any loss of privacy to neighbouring occupiers. Whilst the small casement window proposed at the east elevation may introduce some degree of overlooking, it would not have direct intervisibility of any neighbouring habitable windows or internal spaces of neighbouring properties.
- 8.11. The nearest element of the proposed single-storey rear extension would be situated approximately 4.5m from the closest neighbouring elevation, at No.
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197 Leicester Road. This separation distance accords with HBBC's Good Design Guide and is therefore considered acceptable in amenity terms.

- 8.12. The proposed raised patio depth and height would not result in loss of privacy or overlooking for both adjacent properties, Nos. 197 and 201 Leicester Road, given the topographical level of the application site and the presence of 1.8m closeboard fence boundary treatments on both sides.
- 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;
 - (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.
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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 – Drg No. 002
- Proposed Roof Plan – Drg No. 004
- Proposed Floor Plan – Drg No. 005
- Proposed Elevations – Drg Nos. 006 and 007
- All received by the Local Planning Authority on 08/06/26

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 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.