

Delegated Report

Planning Ref: 26/00523/HOU

Applicant: Steven Tampin

Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Site: 25 Cromarty Drive Hinckley Leicestershire

Proposal: Proposed rear extension and garage roof alterations.

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 single storey side and rear extension at 25 Cromarty Drive Hinckley.
- 2.2. The proposed single-storey rear extension would have a maximum depth of approximately 3.23 metres, reducing to 1.85 metres at its shallowest point, and would span approximately 12.13 metres in width. The extension would provide an additional bedroom and enlarge the existing kitchen, creating additional living accommodation within the dwelling. The single storey side extension would attach the existing garage to the main dwelling altering its roof form bringing the ridge of the garage closer to the main dwelling
- 2.3. The proposed development, together with the existing garage, would incorporate a hipped roof design, partly presented as a mono-pitched roof to the rear. The extension would have an eaves height of approximately 2.42 metres and a maximum ridge height of 4.63 metres the same as the existing garage. Two rooflights are also proposed along the mono-pitched roof to the proposed rear elevation.
- 2.4. The proposed development would include two rear-facing windows, each measuring approximately 1 metre by 1 metre, fitted with double-glazed white uPVC frames. In addition, one door and three side windows are proposed within this elevation.
- 2.5. Matching materials to the external elevations and the proposed roof would be in brickwork and tiles to match existing.
- 2.6. The applicant also sought pre-application advice under reference 25/10073/PREHMO, which related to a two-storey side extension over the existing passageway and detached garage.

3. Description of the site and surrounding area

- 3.1. The application property is a two-storey detached dwelling with four bedrooms. The dwelling lies within the settlement boundary of Hinckley. The dwelling is finished in red brick with concrete roof tiles and white uPVC windows and doors.
- 3.2. Within the streetscene there are two storey dwellings of varying designs and styles. There is no clearly defined character due to the variety of the surrounding dwellings.
- 3.3. The property has three parking spaces to the front of the dwelling and a detached garage.

4. Relevant planning history

83/00324/4

- ERECTION OF 57 HOUSES
- PER
- 21.06.1983

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. The case officer has discussed the plans with one of the neighbours concerning the potential harm the proposed development might have on their property. No objection has been formally received in writing but through discussions concerns raised include overdominance and loss of light as a result of the location and scale of the development.

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: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - 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 highway safety and parking provision

Design and impact upon the character of the area

- 8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 8.3 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.
- 8.4 The proposed single-storey rear extension would have an L-shaped form, while remaining well integrated with the existing dwelling and appearing as a cohesive layout to the property. Given its modest scale and the use of matching materials to the existing dwelling, the extension is considered to remain subordinate to the host property. As such, it would not result in harm to the character or appearance of the main dwelling or the surrounding area.
- 8.5 The proposed alterations to the garage roof, together with the slight side extension that would link the garage to the main dwelling, would incorporate a hipped roof design with the same eaves and ridge heights of the existing garage. Given its scale, design, and relationship with the existing dwelling, the proposal is not considered to result in any harm to the character or appearance of the host property or the surrounding area. Other examples of attached and integral garages can be seen in the immediate area.
- 8.6 The proposed fenestration including doors and windows openings to the rear are considered to complement the main dwelling design and surrounding character of the area.
- 8.7 Therefore, the form and design and scale of the proposed development is not considered have any significant 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, the NPPF (2024) and principles in HBBC Good Design Guide.

Impact upon neighbouring residential amenity

- 8.8 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.9 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.
- 8.10 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 45° guidance where applicable. Moreover, a principal window to a habitable room should ideally not be less than 8m from the blank side of a single storey neighbouring property.

- 8.11 The neighbouring properties most affected by the proposal are No. 14 Crosskirk Road to the south and No. 27 Cromarty Drive to the north. The proposed development is not considered to breach 45-degree rule in relation to No.27 Cromarty Drive. The proposed development would feature a distance of 6.60 metres to the side elevation of No.27 and no window openings are proposed to the side facing this neighbouring property, and therefore the proposed development is not considered have any overlooking, overbearing, loss of privacy and loss of light impacts to this neighbouring property or its amenities.
- 8.12 The proposed development would be located approximately 10.96 metres from principle rear windows of No. 14 Crosskirk Road and would be sited along the rear garden boundary of this neighbour. The separation distance complies with the guidance set out within the HBBC Good Design Guide. The extension would maintain the same maximum height of the existing garage, however, the ridge and maximum height of the extension would be sited further away from the shared boundary than the existing ridge of the garage. The top part of the extension wall and the entire roof of the extension would be visible from No.14, however, loss of or change of a view is not a material planning consideration. The closest point of the development is positioned approximately 0.7 metres from the shared boundary with No.14. Given the overall depth of the proposed extension in relation to this neighbouring property, it is acknowledged that there may be a slight overbearing impact as the extension will protrude an addition 3.2m along the shared boundary of No.14 who would have a remaining ~3m of the rear boundary beyond the extension. However, the proposed single storey extension would be no higher than the existing garage structure with the ridge further from the shared boundary, the development meets the required separation distance from the rear windows and is located to the north of this dwelling which would prevent loss of light. As such, the impact on the occupiers of No. 14 Crosskirk Road in terms of overdominance and loss of light is not considered to be significant. No side facing windows are proposed in the side elevation facing No.14, therefore there would be no loss of privacy to this property. Therefore, the proposal is not considered to result in an unacceptable overbearing impact, loss of privacy, or loss of light to the neighbouring property or its amenities.
- 8.13 By virtue of the above assessment, the proposal is not considered to result in any unacceptable adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring 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

- 8.14 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.
- 8.15 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 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 increases the number of bedrooms from three to four. The front driveway would provide three parking spaces, the existing garage would also add one more

space and therefore it is unlikely the proposal cause any harm to highways 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:

- Block Plan - 1722/BP

- Proposed and existing Plans & Elevations - 1722 Sheet 1
- Site Location Plan - 1722/SL
- received by the local planning authority on 08 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 elevations of the proposed extension and alterations 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.