

Delegated Report

Planning Reference: 25/00478/HOU
Applicant(s): Mr and Mrs Walton
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Application Site: 42 Foxs Covert, Fenny Drayton,
Nuneaton, Leicestershire CV13 6BQ

Proposal: Single storey front extension

Case Officer: Gwion Russell (Planning Officer)
Date: 02/07/2025

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 full planning permission for a single storey front extension to 42 Foxs Covert, Fenny Drayton, Leicestershire.

2.2. The proposed extension aims to add 2.3m to the existing width of the existing projecting front garage and add 0.44m to its frontage. The proposed additional gross footprint is 13.4m². The proposed internal use is bedroom with en-suite, extension of the internal entrance hallway. There are minimal internal configuration changes to the remainder of the internal space.

2. There is proposed fenestration changes at the Northeastern (side) elevation and rear elevation. The window that adjoins the side door on the Northeastern elevation is proposed to be narrower than existing. In total, there will be three patio doors that serve the rear elevation of the property - the existing windows on the left and right-hand sides of the rear elevations are proposed to be full length, openable patio doors, along with the existing patio door to the centre of the rear elevation. In total, there will be three patio doors that serve the rear elevation of the property.

3. Description of the Site and the Surrounding Area

3.1. Fenny Drayton is a small village to the Northwest of Hinckley. The application dwelling is a single-storey, detached property on Foxs Covert in Fenny Drayton within the settlement boundary of Fenny Drayton. The principal frontage of the dwelling is set back 10m from the highway, while the projecting garage is set back 5.3m. Currently the dwelling has a gabled roof with a projecting flat roof

incorporating the attached garage and a fixed gazebo covering the entranceway. Foxs Covert is a cul-de-sac with predominantly residential properties and whilst the majority of dwellings are single-storey in massing, there are some that are two-storey. Due to the differing dwelling design and massing on Foxs Covert there is no unique uniform character to the properties.

4. Relevant Planning History

- 4.1 There is no planning history associated with the 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. No comments or objections were received.

6. Consultation

- 6.1 There have been no comments from the following consultants:

- Witherley Parish Council

7. Policy

- 7.1 Core Strategy (2009):

- Policy 12: Rural Villages
- Policy 16: Housing Density, Mix and Design

- 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:

- 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
- Impact upon parking provision and highway safety

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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.7 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.8 The Good Design Guide states that front extensions should not normally extend beyond the front elevation by more than 2m and not cover more than 50% of the

front elevation. The proposed front extension adds only 0.4m to the existing front projection and does not exceed 50% coverage of the existing front elevation and is therefore seen as compliant with the guidance set out in The Good Design Guide.

- 8.9 The single-storey front extension is the only proposed footprint expansion and adds 13.4m² to the existing footprint, totalling a gross front projection of 26.3m². The internal layout of the existing dwelling will undergo only minor changes, and as such, the general outlook of the dwelling will not be dissimilar to the existing and the visual impact from the highway will be minimal. Consequently, the proposal is expected to have a minimal design impact on the surrounding area.
- 8.10 The Good Design Guide states that extensions to the front should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. Due to the increase in the footprint of the front elevation there is a new roof proposed. The proposed roof is to be a projecting gable that matches the materials and design of the existing open gabled roof, however with a lower ridge line that complements and is subordinate to the dominant roofline. Its eaves height is proposed level with a matching pitch. Due to the sensitive design and minimal additional footprint of the front extension, it is seen as compliant with the guidance set out in The Good Design Guide and DM10 of the SADMP.
- 8.11 Most of the dwellings along Foxs Covert are single-storey in massing, and whilst the immediate neighbouring dwellings Nos. 43 and 44 Foxs Covert display similar open gabled roofs with a projecting flat roof incorporating the garage, many of the remaining dwellings further afield display similar front extensions to that proposed in this application – Nos. 48 and 49 Foxs Covert have replaced the projecting flat roof with a projecting gable and associated extensions. It is therefore, seen that the roof proposals at the host dwelling do not contribute to an incongruous street-scene.
- 8.12 The proposed external materials include render on the new front elevation, sensitively designed alongside the existing materials on the current dwelling facades, as well as rendering the existing rear projection of the property. There is a window proposed at the front projecting elevation, also, but as this isn't dissimilar to nearby dwellings on Foxs Covert this is seen to have little design impact. As a result of its complementing design, this is seen as compliant with DM10 of the SADMP.
- 8.13 By virtue of its sensitive design, the proposed use of external materials, the scale and the limited alteration of the front elevation, 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

- 8.14 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.

- 8.15 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.16 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.17 No. 43 Foxs Covert sits directly to the Northeast of the application site. The proposed front extension adds a depth of 43cm, as a result it narrowly avoids breaching the 45-degree guidance as set out in The Good Design Guide for the nearest principal habitable window of No. 43 Foxs Covert. However, the sun-path, from East in the morning to West in the evening, would mean that it would only result in minimal loss of light mid-day onwards for this window.
- 8.18 Due to the single-storey design of the extension and the proposed front projected gable roof height being subservient to the main dwelling ridgeline, this will unlikely result in an overbearing impact on neighbouring No. 43 Foxs Covert. Due to its siting and positioning, it is unlikely that the proposals will be seen from the occupants of No. 41 Foxs Covert and will therefore not cause any overbearing issues.
- 8.19 It is proposed that the existing solid side door of the garage is be replaced with a side window on the projecting Northeastern elevation. Due to its position, this will look directly into the front garden space of No. 43 Foxs Covert and should be obscure glazed to protect neighbouring amenity.
- 8.20 While most of the fenestration and extension proposals include changes to the Northeast of the dwelling, it will not cause an overbearing impact on No. 41 Foxs Covert. No. 41 Foxs Covert sits further South to the application site and any fenestration proposed will not overlook any enclosed garden space.
- 8.21 Whilst there is no structural changes to the rear of the property, there is some fenestration changes proposed. Currently, there is one quarter window and one standard sized window at the rear elevation, along with a patio door. Proposals include replacing these with three full length openable patio doors that serve differing rooms of the dwelling. Due to the orientation and siting of these they are not seen to cause loss of privacy for neighbours due to the presence of a wooden boundary fence either side of the rear garden and their positioning level to or projecting from neighbouring properties. In addition, there is an existing rear projection concealing any overlooking for No. 43 Foxs Covert. As no structural alterations are proposed at the rear of the property, potential impacts such as overbearing or loss of light are not considered relevant to the rear elevation.

- 8.22 Currently, the front door sits at the centre of the front elevation of the dwelling. The proposals indicate that it would sit perpendicular to its current position and face the neighbour's property at No. 41 Foxs Covert, to the Southwest of the application site. As there is a wooden fence that separates both properties, and the proposed positioning of the front door faces a blank wall this is seen to have no overlooking or privacy concerns for neighbouring No. 41 Foxs Covert.
- 8.23 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property. As there are no principal habitable windows on either side of both Nos. 41, 42 and 43 Foxs Covert, this is seen to be compliant with The Good Design Guide.
- 8.24 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.25 To comply with the Good Design Guide, houses with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The two proposed bungalows and the existing dwelling are all provided with private outdoor amenity space that exceeds 7.7m in length and 122m² in total area, which is compliant with the Good Design Guide.
- 8.26 By virtue of these factors and the fact that there have been no objections to the scheme, 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

- 8.27 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.28 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.29 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.

- 8.30 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.31 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.32 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms should provide a minimum of three off-street parking spaces. Proposals include a parking plan which details provision for three off-street car parking spaces that meet the minimum size guidelines of 5m x 3m and is therefore seen to be compliant with policies DM18, DM17 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 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 received by the Local Planning Authority as follows:

- Existing and Proposed Plans, Elevations and Block plans – Drg No. 1420_01
- Application form
- All received by the Local Planning Authority on 09/05/2025

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 three proposed windows located at the front-most Northeastern elevation serving the en-suite and bathrooms shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and openable parts shall be located at least 1.7m above the ground floor level of the room in which it serves. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To ensure that the privacy of neighbours is protected and 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.