

Delegated Report

Planning Reference 26/00597/HOU
Applicant Ms Lorelin Overy
Ward Hinckley Castle



Hinckley & Bosworth
Borough Council

Application Site 34 Hill Street, Hinckley

Proposal Demolition of existing timber framed garage and erection of single storey side and rear extension.

Case Officer Gwion Russell

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. The extension would project approximately 0.9m beyond the existing rear wall and would have an overall width of approximately 4.2m. The rear element would accommodate a study, whilst the side element would provide an enlarged integrated single-bay garage space served by a roller-shutter door with a shallow dual-pitched roof.
- 2.2. Along with the garage door at the principal elevation, a side access door and fire escape window would be presented at the rear elevation. The extension would be finished in grey render.

3. Description of the Site and the Surrounding Area

- 3.1. The application site comprises a two-storey semi-detached red brick dwelling with a pitched tiled roof and a grey-rendered front bay window spanning both floors. The property is directly adjacent to the pavement and highway, set behind a small front garden. The side of the property benefits from a double driveway providing access to two sheds/garages. The property also benefits from a single-storey extension to its rear providing an open-plan kitchen/dining space.

- 3.2. The surrounding area is predominantly residential in character, with variation in dwelling design and scale. Directly opposite the site is a healthcare surgery with its associated carpark.

4. Relevant Planning History

- 4.1 There is no relevant planning history within this application site.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No responses have been received.

6. Consultation

- 6.1 No responses to the application have been received from statutory consultees.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

- 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 ('NDG') (2019)
- Planning Practice Guidance ('PPG')

- 7.4 Other Relevant Guidance:

- The Good Design Guide (2020)
- Leicestershire Highway Design Guide ('LHDG') (2024)

8. Appraisal

8.1. The application site is within the settlement boundaries of Hinckley. Therefore, in accordance with NPPF Policy S4(1), the development proposal should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. 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. NPPF Policy DP3 confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. NPPF Policy DP3(2(c)) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.3. 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.

8.4. The single storey side extension, when viewed from the highway, is set back 2.9m from the principal elevation of the property. This results in a subordinate appearance when viewed from the public realm and would also be seen to complement the original design of the property.

8.5. When viewed from the front, the proposal would not significantly alter the scale and footprint of the existing garages between both No. 34 and the neighbouring dwelling, No. 36.

8.6. There are rendered properties interspersed along Hill Street including the property directly adjacent. The proposed grey coloured render would span the entire ground floor rear projection presenting a uniform appearance to the extension, also matching the render between both principal bay windows. The set-back distance of the side extension would ensure that the extension remains subordinate to the main dwelling.

- 8.7. The Council's Good Design Guide states that roof form is an important design consideration. The side extension proposes a dual-pitched roof form, which would result in an inconsistent pitch when viewed from the side. However, this is not considered to result in any unacceptable visual harm given the limited views of the property from this angle.
- 8.8. Overall, the development is considered to comply with Policy DP3 of the NPPF and Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.9. NPPF Policy P3 requires development proposals to provide healthy living conditions for occupiers and not give rise to, or contribute to, unacceptable levels of pollution or access to daylight and sunlight for neighbouring residents and occupiers.
- 8.10. 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.
- 8.11. The proposal would project 0.9m from the original rear elevation of the dwelling and given its single-storey massing, would not cause amenity harm to neighbouring No. 32 by way of loss of natural light and would not breach the Good Design Guide's 45-degree guidance.
- 8.12. The access door proposed at the south elevation of the extension would not result in loss of privacy for any neighbouring property, given it serves a garage and would face a neighbouring windowless ground-floor gable end. There are no further windows proposed along the south elevation.
- 8.13. A 1m separation distance is maintained from the neighbouring No. 36, which broadly complies with Good Design guidance. Hill Street, however, is an urban location central to Hinckley, and thus, a 1m separation is acceptable given the context of the area.
- 8.14. Whilst the neighbouring property, No. 36, has two windows along its northern gable, at first floor and loft levels, they are positioned at such a height to not experience direct harm from the neighbouring extension by way of loss of natural light, loss of privacy and overbearing development.
- 8.15. Given the extension would remain broadly in line with the footprint of the timber garages, it would not be considered overbearing as a result for neighbouring

properties. To further mitigate this, no neighbouring ground floor window would have direct views of the proposal.

- 8.16. The scheme would therefore be considered to comply with NPPF Policy P3 and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.17. NPPF Policy TR6(4) states that development proposals should be refused if they would have a severe adverse impact on the transport network. 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. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.18. The proposed garage would measure 5.6m by 3.7m which would not comply with the LHDG as an internal car-parking space. The proposal would not make any amendments to the existing site access or parking arrangements, nor would not create any additional bedrooms. However, given there are no additional bedspaces proposed, the scheme would not be considered to result in any unacceptable adverse impacts upon highway safety or the road network in accordance with NPPF Policy TR6, and Policies DM17 and DM18 of the SADMP.

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 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 on 26 June 2026 as follows:
 - Proposed Plans & Elevations - B25/19/P01B
 - Proposed Site Plans - B25 19 S01B
 - Application Form
 - All received by the Local Planning Authority on 29/06/26

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 on the external elevations of the proposed extensions and alteration shall match the materials detailed on Proposed Plans & Elevations - B25/19/P01B (received by the Local Planning Authority on 26 June 2026).

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).

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.