

Officer Report

Planning Ref: 25/00858/HOU

Applicant: Mrs M Palmer

Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 1B Hurst Road Hinckley Leicestershire

Proposal: Erection of a single storey front extension, a roof conversion with a front and rear dormer and an increase in ridge height.

Case Officer: Zahra Jam-Rotbeh (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. The applicant seeks householder planning permission for the erection of a single storey front extension, a roof conversion with a front and rear dormer and an increase in ridge height at 1B Hurst Road Hinckley.
- 2.2. The proposed single storey front elevation would protrude to the same depth as the existing hall area to the front by 1.79 metres with a width of 2.93 metres. It would feature a mono-pitched roof with an eaves height of 2.28 metres and a ridge height 3.50 metres.
- 2.3. Two dormers are also proposed to the front roof pitch in the same size and design with a width of 1.43 metres and a depth of 2.67 metres, they both feature gabled roofs.
- 2.4. The proposed development would also include an increase in ridge height to create a habitable room which would create an overall ridge height of 9.48 metres. The roofline to the rear would be altered to create a new gable on the rear elevation with two second floor windows.
- 2.5. The external walls would be finished in Monocouche render, and the proposed roof, doors and windows materials would complement the existing building.

3. Description of the Site and the Surrounding Area

- 3.1. The site relates to a two-storey detached house which is bordered by residential properties to both sides, and a car park to the rear. The site is within the settlement boundary for Hinckley.
- 3.2. The application site is set back from the highway and is positioned behind the established building line of neighbouring properties along Hurst Road.

- 3.3. An existing public car park is located to the back of the application site.

4. Relevant Planning History

21/00505/CLP

- Certificate of lawful proposed development for single storey extension at rear of house
- CERTPU
- 25.06.2021

89/01465/4

- ERECTION OF TWO 3 BEDROOM HOUSES
- PER
- 23.01.1990

79/01446/4

- ERECTION OF A DWELLING
- PER
- 25.09.1979

88/01515/4

- DEMOLISH EXISTING BLOCK AND ERECT TWO STOREY RESIDENTIAL HOUSES OUTLINE
- OUT
- 19.04.1989

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.

- 5.2 No response has been received.

6. Consultation

- 6.1 An objection was received from LCC Ecology requesting a Preliminary Roost Appraisal. This was provided by the applicant on 07 October 2025, and following the results of the bat survey, Ecology removed their objection on 20 July 2026, and they have recommended conditions to be applied which is detailed at the end of this report.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 1: Development in Hinckley

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- 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 (2019)
- Planning Practice Guidance (PPG)

7.4 Burbage Neighbourhood Plan:

- Policy 3: Design and Layout

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. NPPF Policy S4(1) confirms that development proposals within settlements 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 Highways and Parking Provision
- Ecology matters

Design and Impact upon the Character of the Area

8.2 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.

8.3 The proposed front extension would project to the same depth as the existing hall and involve would the removal of the existing front window. The front extension modest size and design, incorporating a mono-pitched roof, is considered to improve the appearance of the front elevation and would not harm the character of the host dwelling or the surrounding area.

- 8.4 The proposed front dormers are appropriately designed and proportioned, with suitable spacing from the roof edges. Given the variety of designs and the examples of dormers in the surrounding area, they are considered to complement the host dwelling and would not harm the character or appearance of the streetscene or wider area.
- 8.5 The proposed rear dormer would span the width of the existing rear elevation and incorporate two windows. As it would not project beyond the rear elevation and is similar in form and design to rear elevations on neighbouring properties, it is therefore not considered to harm the character or appearance of the host dwelling or the surrounding area.
- 8.6 The proposed increase in ridge height is intended to provide an additional second-floor bedroom. While the roof would be higher than No. 1A Hurst Road, it would align more closely with the height of the adjoining property at No. 1 and reflect the character of the wider area. As such, the increase in height is not considered harmful and is therefore acceptable.
- 8.7 The proposed windows and door in front and rear elevations are considered to be proportioned in terms of the design and scale, therefore they are not considered to harm the main dwelling design or character of the surrounding area.
- 8.8 Therefore, the form and design and scale of the proposed development is not considered have any 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.

Impact upon Residential Amenity

- 8.9 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.
- 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 45⁰ guidance. The proposed development is not considered to breach 45-degree rule in relation to the either adjacent neighbouring property.
- 8.11 The properties most directly affected by the proposed development are No. 1 Hurst Road to the south and No. 1A Hurst Road to the north. The proposed extensions would not project beyond the rear/front building line of either neighbouring property and would maintain adequate separation distances. No side-facing windows are proposed. While the second floor windows may result in a slight increase in overlooking of the garden areas of Nos. 1 and 1A, there are no residential properties to the rear, limiting the impact to private garden spaces to the sides only. Overall, the proposal is not considered to result in unacceptable overlooking, loss of privacy, loss of light, overbearing impact, or overdominance, and would not adversely affect neighbouring residential amenity.

- 8.12 The proposed increase in height is not considered to cause any overbearing, overdominance impacts to either of neighbouring amenities.
- 8.13 By virtue of the above assessment, the proposal is not considered to result in any overbearing or overdominant, overlooking, or loss of privacy 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 Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to four bedrooms; however, the frontage of the property is able to accommodate only two off-street parking spaces. Given the residential character of the area, it is also reasonable to expect that an additional space can be accommodated on-street without causing harm therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.17 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.18 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.19 The proposals involve the works on the existing tiled roof for a conversion which offer suitable habitat and commuting corridors for bats and birds. In the first LCC consultation response, they stated that '*Based on the nature of the works as well as recent records within the area, a Preliminary Roost Assessment (PRA) is required. The PRA should be completed by a suitably licenced ecologist and can occur any time of the year.*' Therefore a Preliminary Roost Assessment (PRA) was required.
- 8.20 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 02 July 2026. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that '*We have*

reviewed the above document, which is acceptable, showing there is negligible potential for roosting bats.'

- 8.21 The ecology team also stated in their final letter that " *The site is located within a 'Swift Alert' zone as it is within 250m of a number of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan, therefore ecological enhancements in the form of swift boxes should be installed on the existing building. These should be made of woodcrete for longevity, and located at least 5m above the ground, in a shaded area, and with a clear approach.*" As such, a condition has been recommended which is detailed at the end of this report.

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 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, as follows:

- Site Location Plan – Marked
 - Proposed Elevations, Sections, Roof Plan, Site Plan, Drg No. 3417-3
 - Proposed Floor Plans, Elevations, Drg No. 3417-2
- received by the local planning authority on 11 September 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 materials to be used on the external elevations of the extension and roof 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).

4. No development above ground level shall take place until a swift (*Apus apus*) enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This should detail the provision of a minimum of 1 woodcrete nest boxes, the make/model and location on building. All works are to proceed strictly in accordance with the approved scheme.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy N2 of the National Planning Policy Framework (2026).

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.