

Delegated Report

Planning Reference: 25/00805/HOU
Applicant(s): Mr David Gebala
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 65 Peters Avenue, Newbold Verdon

Proposal: Erection of rear extension and a garage to the side

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 householder planning application seeks planning permission for a single-storey rear extension to 65 Peters Avenue, Newbold Verdon.
- 2.2. The rear extension proposals include the removal of a small 3.7m² conservatory at the rear of the property and replacement with a single-storey rear extension with an additional maximum depth of 7m from the original rear elevation set over two separate projections: a 4m depth from the original rear elevation and a further 3m adjoining the driveway, where the existing shed and carport stands. No other alterations to the principal frontage are proposed. The proposed configuration and internal layout are altered somewhat by incorporating an open-plan living and kitchen space at the rear and entrance hallway. The further attached projection incorporates a garage/store. Existing gross floor coverage of the dwelling is 77m², taking into consideration the extensions, the gross floor space would increase to 120m² over an 'L-shaped' overall expansion.
- 2.3. There is additional fenestration proposed – a 1.2m wide window at the existing east side elevation, 1.8m wide window to the west side of the extension, a 1.1m wide window, 1.8m wide window and a 2.8m wide window/patio door at the rear north elevation. All windows are proposed as casement form. A single-bay wooden garage door is proposed at the front elevation fronting the driveway.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a single storey, detached property on Peters Avenue, to the east and within the settlement boundary of Newbold Verdon. The property is set

back 8.5m from the highway and has a dual-pitched roof with a covered wooden/polycarbonate car-port linking it to the neighbouring dwelling to the east, No. 66 Peters Avenue. It has a wooden attached existing garage which acts as a store/garage, which is setback from and fronts the car-port/driveway.

- 3.2. Although properties along the street are predominantly residential in nature there is a variety of housing styles, some being two-storey in massing and all dwellings displaying dual-pitched roofs, although the dwelling along the northern side of the street are mostly single-storey in massing and uniform in design/layout. Although No. 65 Peters Avenue and its neighbouring dwelling all appear to be link-detached dwellings, they are in fact, detached. Peters Avenue is a street that sits at the boundary edge of Newbold Verdon, with rural landscape immediately to the southwest of the application site.

4. Relevant Planning History

- 4.1 There is no known planning history associated with the property.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No objections were raised by neighbours in response to the proposals.

6. Consultation

- 6.1 There have been no comments received by the following consultees:

- Newbold Verdon Parish Council

- 6.2 No further responses have been received.

7. Policy

- 7.1 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 DM18: Vehicle Parking Standards

- 7.2 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

- 7.3 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2019)
- 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

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 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.

8.4 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.

8.5 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.

8.6 As the only changes to the frontage involve the addition of a garage door and the rear extension's frontage, the main elevation of the property remains unaltered. Consequently, the impact on the wider street scene is minimal.

8.7 In accordance with the Good Design Guide, extensions can result in changes to the built environment that if designed insensitively can have a significant negative impact. With specific regard to rear extensions, The Good Design Guide suggests they should be designed to be clearly subordinate to the main dwelling and should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building. The rear element of the extension projects 4m from the rear elevation and then a further 3m projection at the left of the rear elevation which

incorporates a garage/store, although the width of the extension is not subordinate to the width of the rear elevation, its rear siting mitigates any public views.

- 8.8 There are several rear extensions within the immediate area – No. 66 Peters Avenue has a rear single-storey extension which sits alongside the existing attached garage of the host dwelling and is broadly the footprint of what is proposed. The original layout of No. 64 adjacent with a detached garage in the rear of the property curtilage, broadly screens the proposals. Therefore, the proposed rear extension sits nestled between these two existing neighbouring projections. Given this, and the fact that the main elements of the proposal are located at the rear of the property, it is regarded that the development does not have a significant adverse impact on the character of the surrounding area.
- 8.9 The rear extension proposed benefits from materials to match existing materials (facing brickwork and roof tiles). All fenestration is proposed to match existing in design. In addition, it is noted that the existing temporary garage outbuilding is currently finished in wood, which shows signs of deterioration and age. Therefore, the proposed replacement is considered to enhance the overall appearance of the property and complement the existing dwelling.
- 8.10 The roof of the proposed rear extension maintains the dual-pitched gable roof form of the existing dwelling and is considered to match and provide a design consistency. The garage/store element of the proposals include a flat-roof, which is largely mitigated by its rear siting and given that it broadly reflects what exists currently, there is no further detrimental impact on design. The proposed roof, in its entirety, therefore does not impact the roofline/roofscape as seen from the immediate street scene.
- 8.11 By virtue of its screened siting/positioning, the design, the proposed use of matching external materials and the limited prominence of the extension, 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

- 8.12 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.
- 8.13 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.
- 8.14 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.

- 8.15 The application site sits adjacent to Nos. 64 and 66 Peters Avenue, opposite Nos. 51, 52 and 53 Peters Avenue and to the rear of No. 12 Oaks Drive.
- 8.16 While the proposal is located close to the boundary of No. 66 Peters Avenue, it adjoins the side elevation, which contains no habitable room windows. As such, there would be no significant loss of light or privacy for the occupants of No. 66. The rear projection also maintains close distance to the shared boundary of No. 64 Peters Avenue, but given the retention of a side access and a detached garage in the curtilage of No. 64, this is considered to have little detrimental impact for occupiers of No. 64 in regard to loss of light or loss of privacy.
- 8.2. Given its siting and position nestled between two neighbouring projections, no proposal breaches the 45-degree guidance, as set out in the Good Design Guide.
- 8.3. 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. No element of the proposals is built adjacent to a neighbouring principal habitable window.
- 8.17 In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The proposals maintain a 22m separation distance from the properties at the rear of the application dwelling (along Oaks Drive) and would not result in loss of privacy. The properties opposite (Nos. 51, 52 and 53 Peters Avenue) maintain sufficient separation distances to be detrimentally impacted by any aspect of the proposals.
- 8.18 To comply with the Good Design Guide, two-bedroom dwellings should provide 60m² of private outdoor amenity space with a minimum length of 7m. The proposals are provided with private outdoor amenity space that exceeds 9m in length and 148m² in total area, which is compliant with the Good Design Guide.
- 8.19 By virtue of the siting and positioning of the rear extensions, the sensitive roof line and the adequate separation distances the proposals are seen to comply with Policy DM10 of the SADMP (2016) and the principles set out in 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 be granted.

11. Recommendation

11.1 **Grant planning permission** subject to the following:

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:

- Proposed elevations and floor plans - Drg No. 1702 1
- Block plan - Drg No. 1702/BP
- Application form
- All received by the Local Planning Authority on 27.08.25

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).

a. Notes to Applicant:

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. 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.