

Delegated Report

Planning Ref: 25/01089/HOU
Applicant: Mr And Mrs Jeffery
Ward: Barlestone Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 11 The Glebe Barlestone Nuneaton

Proposal: Erection of a single storey front extension.

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 full planning permission for erection of a single storey front extension at 11 The Glebe Barlestone Nuneaton.
- 2.2. The proposed single storey front extension would protrude 0.94 metres from the front elevation, and it would have a width of 4.7 metres; the eaves height would be 2.15 metres and the ridge height 3.01 metres.
- 2.3. The proposed extension would be situated along the lounge area and will not extend over the garage. However, a pillar is proposed at the front edge of the garage to support the proposed pitched roof along the front elevation.
- 2.4. It is proposed to be constructed with brickwork to match the existing dwelling and matching roof tiles and windows as the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Barlestone on a residential estate and in a position at the end of a cul-de-sac. It is a two-storey semi-detached house with a gabled roof. There is an attached garage with a pitched gabled roof located by the side of the dwelling. The application dwelling is constructed of facing brick.
- 3.2. There is an existing porch to the front of the main dwelling which protrudes the same depth as the proposed front extension.
- 3.3. The wider streetscene comprises a number of two storey semi-detached dwellings in variety of designs but of similar appearance.
- 3.4. There are lots of similar single/two storey front extensions on neighbouring dwellings within the close vicinity.

4. Relevant planning history

79/00914/4

- EXTENSIONS TO DWELLING
- PER
- 07.08.1979

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site .
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objection has been received from Barlestone Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2021)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Extensions and alterations 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

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3. According to the HBBC Good Design Guide, extensions to the front of properties 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. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.
- 8.4. The proposed single-storey front extension would have a width of 4.7 metres—more than half the 5.22 metres width of the existing dwelling—and a depth of 0.94 metres. Notwithstanding its width, which exceeds half of the front elevation, the extension is located in a cul-de-sac, set well back from the highway boundary, and is clearly subordinate in both width and height to the existing dwelling. Given the presence of several similar front extensions in the immediate vicinity, it is considered that the proposal would not over-dominate the front elevation of the application dwelling, nor would it appear overly prominent or have any adverse visual impact on the wider streetscene.

- 8.5 The proposal would have a lean-to tiled roof extend from existing porch pitched roof to the main dwelling with matching 2.15 metres eaves height and 3.01 metres ridge height and appropriately proportioned fenestration. It would be constructed with brick rendered external walls to match the existing dwelling and matching roof tiles and windows to ensure a uniform appearance. It is therefore considered that the proposal would respect the scale, character and appearance of the existing dwelling and wider street scene.
- 8.6 By virtue of siting, subordinate scale, design, and similar extensions in the close vicinity subject to the proposed use of matching external materials in their construction, the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider streetscene. The proposals would therefore be in accordance with Policy DM10 of the adopted SADMP, the principles of the adopted Good Design Guide (2020) and the NPPF.

Impact upon neighbouring residential amenity

- 8.7 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.
- 8.8 The proposed single-storey front extension would extend from the existing porch. The proposal does not introduce any new openings to the side elevation and would feature the main entrance door on the front elevation. It also will not extend beyond the property boundary and retain the existing porch distance to the neighbouring property at No.9 The Glebe. Therefore, it is considered that the development would not result in any adverse impacts in terms of loss of privacy or potential overlooking or over-dominate impacts for the occupiers of neighbouring properties.
- 8.9 By virtue of siting, scale, design and separation distances, the proposed extension would not result in any adverse overbearing or overshadowing impacts or loss of privacy to the occupiers of any neighbouring properties and would therefore be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide (2020) and NPPF.

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. The proposals relate to extensions and alterations to an existing dwelling located within the settlement boundary of Barlestone where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of their siting, scale, design and subject to the proposed use of matching corresponding external materials to ensure a unified appearance, it is considered that the proposals would respect and complement the scale, character and appearance of the existing dwelling and wider surrounding area. The proposals are considered to be in accordance with Policies DM1 and DM10 of the adopted SADMP, the general principles of the adopted Good Design Guide and NPPF are therefore recommended for approval subject to conditions.

11. Recommendation

8.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

8.2. 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:

- Existing, Proposed Floor Plan, Drg No. 25/13/01
- Existing, Proposed Elevations, Drg No. 25/13/02
- Block, Site Location Plan, Drg No. 25/13/03

received by the local planning authority on 11 November 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 proposed extensions 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).

8.3. 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.