

Delegated Report

Planning Reference: 26/00557/HOU
Applicant(s): Mr Wayne Mann
Ward: Ambien



Hinckley & Bosworth
Borough Council

Application Site: 34 Nuneaton Lane, Higham on the Hill

Proposal: Two storey side extension

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Refuse planning permission subject to:

- The reasons detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks planning permission for a two-storey side extension to 34 Nuneaton Lane, Higham on the Hill.
- 2.2. The extension externally, which would adjoin an existing single-storey extension, would measure a maximum of 9m in width by 8.3m in depth. It would cover an additional ground-floor footprint of 56m², serving a double-bay garage. The first-floor proposals include two additional double bedrooms and associated en-suite bathrooms and access landing. It would present an additional 67m². The extension is primarily proposed at the side of the dwelling and protrudes approximately 0.8m from the rear of the original dwelling.
- 2.3. At ground floor level, the proposed development includes two standard garage doors, an access door at the principal elevation, two casement windows; one at the south side elevation and one along the new rear elevation. At first floor level, three casement windows would be presented at the rear elevation, two at the south side and three along the principal elevation, serving the additional bedrooms and en-suite bathrooms.
- 2.4. The construction materials proposed for the extension include render for the principal elevation, facing brick for the side and rear elevations with plain roof tiles to match the existing dwelling. Fenestration frames will be constructed from matching uPVC.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 34 Nuneaton Lane, within the settlement boundary of Higham on the Hill. The property comprises a two-storey, semi-detached property with two bedrooms, typical of 1940s residential design. The property is sited at the end of a row of similarly designed semi-detached dwellings, and by virtue of this has a larger plot than its neighbouring properties, measuring approximately 786m².
- 3.2. The dwelling is finished using pebble dash and features a hipped roof structure with a shared central chimney stack. At the principal elevation is a bay window and front door covered by a small decorative hipped roof. The property benefits from a single-storey side extension, also finished with pebble dash and featuring a hipped roof. The property is set back 20m from the highway by a loose-stone gravelled driveway, set around a circular decorative flowerbed. The plot is bounded by a low brick wall, timber fencing and vegetation.
- 3.3. The surrounding area is predominantly residential and rural in nature. Directly to the rear of the site is a private enclosed property with gated access. Properties in the immediate area are of comparable scale, massing and design, with minimal alterations.
- 3.4. The site is not located within a conservation area.

4. Relevant Planning History

05/00890/OUT

- Proposed Detached Dwelling
- Outline application
- 18.10.2005

22/00732/OUT

- Proposed Detached Dwelling
- Permitted
- 23.09.2022

5. Publicity

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

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Higham on the Hill Parish Council
- 6.2. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

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 (2019)
- Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. 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 14 of the NPPF aims to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

8.3. Policy DP3 of the NPPF states that applicants, at the most appropriate level, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.4. NPPF Policy DP3(1) 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.

- 8.5. 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. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.7. Given the site's location at the boundary of an agglomeration of residential dwellings, views of the proposal from the public realm are strong.
- 8.8. Two-storey side extensions should appear smaller in scale and massing in order to appear subordinate to the main building. HBBCs Good Design Guidance states that any proposal for a two-storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).
- 8.9. The proposal sees the introduction of a two-storey extension to the south side elevation of the dwelling and a minor single storey extension (0.8m depth) to the rear. The two-storey side extension is set back from the principal elevation by 0.5m. The ridge line of the proposed extension roof would only be set down 0.1m.
- 8.10. The proposed width of the extension is 9m, which is significantly wider than the 6.5m width of the original dwelling. The design of the proposed side extension would therefore appear over dominant and incongruous with the existing dwelling. Furthermore, the property is a semi-detached dwelling, and a side extension of this scale would result in a visual imbalance as the adjoined No. 32 Nuneaton Lane has undergone a modest two-storey side extension, which remains subordinate to its host dwelling.
- 8.11. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing, whether this is an extension to an existing building or a new home in a conservation area. Whilst the use of render at the principal elevation would present a uniform appearance and the additional of a small, hipped roof structure atop both garage doors and front door would provide some design consistency, the addition of a second front door gives the appearance of a new dwelling rather than an extension.
- 8.12. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. The hipped roof form and materials are coherent with the main building roof and is seen as acceptable.

- 8.13. Windows, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented. The windows proposed at the principal elevation remain proportionately sized and reflect the window pattern seen along the original principal elevation. Notwithstanding the additional access door, the fenestration is seen as acceptable.
- 8.14. By virtue of the above the proposal would represent poor design and would not integrate with and enhance the surrounding area and is therefore contrary to Policy DM10 of the SADMP the Good Design Guide and Policy DP3 of the NPPF.

Impact upon Residential Amenity

- 8.15. Policy P3 of the NPPF requires planning policies and decisions to ensure that developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.
- 8.16. The proposal would not give rise to any further harm in relation to nearby residential amenity. Given the side extension would form a linear building line, extending its south elevation, it would not result in oppressive development for the current or future occupiers of the building or nearby immediate neighbours.
- 8.17. The nearest property to the proposed extension element is 'Cherry Orchard Court', a farmhouse situated 128m to its rear.
- 8.18. By virtue of the above 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

- 8.19. The scheme creates two new bedrooms and makes the property a four-bedroom dwelling. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 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 Refuse planning permission subject to:

- Planning reasons detailed at the end of this report.

11.2 Reasons

1. The proposed two-storey side extension, by virtue of its excessive width and scale, would appear over dominant and insubordinate to the main dwelling, resulting in an imbalanced and incongruous appearance which would cause unacceptable harm to the character and appearance of the site and the street scene. The proposal would therefore be contrary to Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy DP3 of the National Planning Policy Framework, and the Council's Good Design Guidance.

a. Notes to Applicant:

- 1) This application has been assessed and determined with reference to the submitted documents:
 - Application Form - received by the Local Planning Authority on 16/06/26

- Proposed Floor Plans, Block Plan and Elevations – Drg No. 1411-02D - received by the Local Planning Authority on 31/07/26