

Delegated Report

Planning Reference 25/00825/HOU
Applicant(s) Mr Andrew Gray
Ward Earl Shilton



Hinckley & Bosworth
Borough Council

Application Site 58 Equity Road East, Earl Shilton,
Leicester, Leicestershire, LE9 7FY

Proposal Erection of a single storey front extension, conversion of the garage to a habitable room with a pitched roof.

Case Officer Jack Playle (Technical Planning Assistant)

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 full planning permission for the erection of a single storey front extension and the conversion of the existing garage to a habitable room with a pitched roof.

2.2. The proposed single storey front extension would project 2 metres in depth from the existing front elevation and would measure approximately 3.8 metres in width adjoining the existing garage. The front extension would be constructed with a mono-pitched roof, and the existing garage would feature a replacement gable-fronted pitched roof that will have a ridge height of 3.4 metres and an eaves height of 2.4 metres. The extension would add 7.6 square metres to the property's footprint and include internal alterations to convert the garage into a living room, the addition of a shower room and a new external entrance and window to the side of the property.

2.3. The extension would be faced with a smooth colour rendered finish and have roof tiles suitable for pitch angle and colour to match the existing materials.

3. Description of the Site and the Surrounding Area

3.1. The application dwelling is a two-storey detached property located on Equity Road East within the settlement of Earl Shilton. The application site consists of red brick to the walls with a white cladding finish to the front elevation and a single bay garage protruding from the front elevation. The area is predominately residential in character and all the dwellings along Equity Road East have different styles and design.

4. Relevant Planning History

4.1 N/A.

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 have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 2: Development in Earl Shilton

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) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- 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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

- 8.2 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.
- 8.3 In accordance with the Good Design Guide, any proposal should be set down from the ridge of the existing house and set back from the front elevation by a minimum of 0.5 metres. Extensions to the front of properties 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 front extension would not extend beyond the front elevation of the property by more than 2 metres, and the extension would not protrude further forward than the built form of the existing attached front garage. The increase in the proposed ridge height and proposed pitch roof would be similar to that of the neighbouring property, 56 Equity Road East. Given the above, the proposed development is considered to be subordinate to the existing dwelling.
- 8.5 The proposed material for the front extension would be constructed with a smooth colour rendered finish and roof tiles that are of suitable colour and angle to match those of the existing property. The details of these proposed materials can be secured via planning condition to ensure the development is provided with a satisfactory external appearance.
- 8.6 By virtue of the size, scale, design, and height of the development, the proposal is considered to respect 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

- 8.7 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.
- 8.8 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.
- 8.9 The proposal is for a front extension and therefore the scheme is not considered to result in any material impact to the properties to the rear of the site. The properties to the north of the site are separated from the application site by approximately 20 metres and the dwellings to the west of the site are separated from the development by Equity Road East. The development is single storey in massing and only proposes one window to a habitable room on its front elevation.

- 8.10 In light of the above, the proposal is not considered to result in any significant adverse impact to neighbouring residential amenity in these areas as a result of loss of light or any overbearing impacts, nor any loss of privacy or overlooking impacts.
- 8.11 The closest neighbouring dwelling to the site is 56 Equity Road East, which is to the south of the site. The proposed front extension is separated from this neighbouring property by the built form of the existing garage. The conversion of the garage into a living room does not involve any extensions to the host property. It is therefore considered that the scheme does not result in any loss of light or overbearing impacts to this neighbouring property.
- 8.12 The northern side elevation of 56 Equity Road East is blank and only the provision of a new door and a window to serve the proposed shower room are proposed on the southern side elevation of the application dwelling. This is not considered to result in any loss of privacy or any overlooking impacts to this neighbouring property.
- 8.13 By virtue of these factors, the proposal is not considered to result in any significant adverse impacts to neighbouring residential amenity 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 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.16 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.
- 8.17 The development makes no amendments to the existing site access arrangements and does not create any additional bedrooms. Whilst the development results in the loss of the existing garage, it is noted that the existing garage does not comply with the minimum internal dimensions required by the LHDG. Therefore, the existing garage is not considered to contribute to the scheme's provision of off-street parking. Ultimately, it is considered that there is sufficient off-street parking for two vehicles, which accords with the LHDG's minimum quantum requirements for off-street parking for three-bedroom properties.
- 8.18 By virtue of these factors, the scheme is not considered to result in any significant adverse impacts upon highway safety or the road network in accordance with Policy DM17 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.

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 as follows:
 - Block Plan, Drg No. 1703/BP (submitted: 02.09.2025)
 - Site Location Plan Drg No, 1703/BP (submitted: 02.09.2025)
 - Existing, Proposed, Ground Floor Plan, Elevations, Drg No. 1703/1 (submitted: 02.09.2025)

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. No development above foundation level shall commence on site until representative sample of the types and colours of materials to be used on the external elevations of the structures hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.

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.