

Delegated Report

Planning Ref: 25/00510/HOU
Applicant: Mr Mandeep Daphu
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: 66 Leicester Road Hinckley Leicestershire

Proposal: Two storey rear extension above existing single storey extension, loft conversion, new front wall with electric gates, outbuilding erection and internal alterations.

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. This householder planning application seeks full planning permission for a two-storey rear extension above existing single storey extension, loft conversion, new front wall with electric gates, outbuilding erection and internal alterations.
- 2.2. The alternations include an increase of footprint to the rear for 20.92 square metres and a minor increase to the side of the new entrance for 4.55 square metres creating a total of 25.47 square metres increase to the existing footprint.
- 2.3. The proposed rear extension on top of single storey extension measures 7.26 metres in width and 7.45 metres in depth, with a total ridge height of 8.933 metres and an eaves height of 6.17 metres.
- 2.4. Two bay windows have been proposed on the front of the ground and second-floor elevations, measuring 5.46 metres in width. Furthermore, a new porch door along with canopy pitched roof is proposed on this elevation.
- 2.5. The front elevation involves the removal of the existing porch and the installation of a new-style door, measuring 2.60 metres in length and 2.30 metres in width.
- 2.6. One outbuilding is included as part of the application, located on the western edge of the property, with dimensions of 7m x 3.60m and an eaves height of 2.25 metres and a ridge height of 3.59 metres.
- 2.7. A wall and gate in 1.8 metres at the front of the property form part of this scheme. The gate will be finished in black, while the wall will be constructed in facing brickwork and decorated with reconstituted stone coping.

- 2.8. Amendments have been sought and amended owing to design concerns with the second storey extension as initially proposed.

3. Description of the Site and the Surrounding Area

- 3.1. 66 Leicester Road is a detached, two-storey, four-bedroom property constructed of red brick and white rendered cladding. The house features an L-shaped layout and a hipped roof.
- 3.2. The property features window and door openings on all elevations, all constructed in white uPVC.
- 3.3. The property is enclosed by wooden fencing, which serves as a boundary treatment separating it from the neighbouring properties.
- 3.4. The surrounding area is predominantly characterised by a mix of two-storey and single-storey properties in different design and form and in overall, the street scene lacks any distinctive or unique architectural character.
- 3.5. The property includes a detached garage and is bordered by substantial planting and mature trees along the fence line.

4. Relevant Planning History

05/01326/FUL

- CONVERSION OF GARAGE TO GRANNY ANNEXE AND ERECTION OF DETACHED GARAGE
- PER
- 07.02.2006

74/00859/4

- ERECTION OF CHALET BUNGALOW
- REF
- 26.11.1974

74/01291/4

- ERECTION OF A TWO STOREY HOUSE
- OUT
- 28.01.1975

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 An objection has been received from the neighbouring property regarding potential harm to their privacy.

- 5.3 One comment has been received in support of the planning application, requesting that the gate wall design to be consistent with the character of the surrounding area.

6. Consultation

- N/A

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 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)
- National Design Guide (2024)
- 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 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 According to the HBBC Good Design Guide, extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. 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 proposed extension will be set down from the highest ridge line of the property. It is not set back, however, as it is located on the single-storey part of the property and appears smaller and subordinate to the main dwelling, it is not considered to have an adverse impact on the design or character of the surrounding area.
- 8.4 Furthermore, the HBBC also states that the fenestration, 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 in keeping with the existing ones. The proposal is proposing doors and windows openings in all sides of the new development including two bay windows. The windows and doors are considered to be symmetric and to complement the existing fenestration and as a result does not have any adverse impact on the character and appearance of the surrounding area.
- 8.5 Walls and gates to the height proposed are not common features within the streetscene; however, due to the presence of planting, the use of matching materials, and the setback from the highway, they are not considered to have a significant impact on the design of the main dwelling or the surrounding area.
- 8.6 The proposed porch on the front elevation, relocated from the side, enhances the façade and contributes to a more symmetrical street appearance. Featuring a pitched roof, two pillars, and a wooden door, the design complements and elevates the overall design of the main dwelling.
- 8.7 The proposed rear extension would feature a pitched roof aligned with the existing roofline at both the front and rear, creating a more consistent and cohesive rear elevation. The design complements the character and appearance of the surrounding area.
- 8.8 The proposed outbuilding, located in the southwest corner of the garden space, will serve as storage and does not affect existing trees or planting. It features a pitched roof and white rendered cladding to match the main dwelling, along with two windows and a door in a consistent style. Though not visible from public view, its design ensures no adverse impact on the character or appearance of the property or surrounding area.
- 8.9 To sum up, by the virtue of above the proposed matching external materials, the scale and the limited prominence of the rear extension and the increase in roof, the proposal respects the character of the existing dwelling and surrounding area and is

in accordance with Policy DM10 of the SADMP, the NPPF (2024), the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.10 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.
- 8.11 The most affected neighbouring property is No. 11 The Rills, located to the northwest of the application site. In line with the HBBC Good Design Guide and the principle of good neighbourliness, a minimum separation of 1 metre from the boundary—resulting in a total distance of at least 2 metres between properties—is encouraged. The proposed development maintains this separation, with a 2-metre distance from the boundary and approximately 10 metres between the two dwellings. Although the development may result in some loss of light to No. 11, this impact is limited to part of the day and does not affect the main garden area, which is located to the rear. Two new windows are proposed at first floor level close to the shared boundary, however, the separation distance between these windows and the neighbouring property is sufficient and the angle of sight is obscure. The development is considered to have minimal impact on neighbouring residential amenity.
- 8.12 The neighbouring property at No. 68a Leicester Road is located to the north of the application site. However, due to the separation distance of approximately 12 metres between the proposed development and this property, it is not considered to have any impact on the residential amenity of this neighbouring property.
- 8.13 The proposed outbuilding will be positioned in the southwest corner of the garden, maintaining a 1-metre distance from the timber boundary fence. As there are no neighbouring residential properties directly adjacent to this location (there is only a footpath which remains unaffected) the proposed outbuilding is not considered to have any adverse impact on neighbouring residential amenity.
- 8.14 The proposed new window and door openings on the front elevation are not expected to have any adverse impact on neighbouring properties, due to a generous setback of approximately 12 metres from the boundary and adjacent dwellings.
- 8.15 By virtue of the factors outlined above, the proposal is considered to have a minimal impact on the loss of light to neighbouring properties. It does not result in overdominance or loss of privacy and is therefore considered to be in accordance with Policy DM10 of the SADMP and the principles set out in the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.16 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.
- 8.17 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.18 According to the Leicestershire Highway Design Guide (LHDG), table (28) states that a minimum of three parking spaces is required for a seven-bedroom dwelling. The existing property includes a single garage, which will be retained, and four proposed parking spaces provided in the block plan which can comfortably accommodate more than three parking spaces. Therefore, the proposed development is not considered to result in any harm or adverse impact on parking provision or highway safety.
- 8.19 To conclude, the proposal does not create any adverse impact on highway safety or the road network. Therefore, the scheme is regarded as being 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.
- 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, as follows: Location & Block Plan Dwg no. 167-03 Rev A, Outdoor Room Plans and Elevations Dwg no. 167-08 Rev 0 received by the local planning authority on 10 June 2025, Proposed Layouts and Elevations 167-02 Rev G, received by the local planning authority on 1 September 2025 and Gate and Wall Design Dwg No. 167-04 along with the application form received by the local planning authority on 21 May 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 extensions and outbuilding 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).

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.