

Delegated Report

Planning Ref: 26/00412/HOU
Applicant: Mr Jonathan Burke
Ward: Hinckley Trinity



Site: 112 Hollycroft Hinckley Leicestershire

Proposal: Single storey rear extension

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 planning permission for erection of a single storey rear extension at 112 Hollycroft Hinckley.
- 2.2. The proposed rear extension would have an L-shaped layout, creating a more unified rectangular form to the dwelling as a whole. The extension would have a width of 4.55 metres, a minimum depth of 4.22 metres, and a maximum depth of 7.78 metres. It would be used to provide additional space to the kitchen and dining area.
- 2.3. A new UPVC window double glazed window is proposed to the northern side elevation as a part of this application.
- 2.4. The proposed material include white monocouche render to the walls and a grey marley slate roof.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey semi-detached property within the settlement boundary of Hinckley.
- 3.2. The surrounding area is characterised predominantly by two-storey semi-detached dwellings constructed in a mix of render and brickwork. A number of properties within the locality have also been extended to the rear.

4. Relevant Planning History

- None-Relevant

5. Publicity

5.1 The application has been publicised by sending out letters to local residents.

5.2 No objections have been received.

6. Consultation

- None-Relevant

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:

- Hinckley and Bosworth Borough Council – The 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

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 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.
- 8.4 In accordance with the Good Design Guide, rear extensions should be clearly subordinate to the main dwelling and designed with appropriate height, width, and depth, while reflecting or complementing the materials and detailing of the original building.
- 8.5 The proposed development comprises a single-storey rear extension which would create a more balanced layout as a whole to the existing dwelling. The extension would reflect the form and scale of the neighboring extension at No. 110 Hollycroft, resulting in a consistent pattern of development within the area. The proposal would not project beyond the side elevation of the dwelling and would not be visible from public viewpoints. Given its modest scale, single-storey form, the extension is considered to be subordinate to the host dwelling and would not result in any significant harm to the character and appearance of the existing property or the surrounding area.
- 8.6 The proposed window and door openings to the rear and side extension are not considered harm the character of the existing dwelling or the surrounding area.
- 8.7 By virtue of its consistent design, the proposed use of matching external materials and the scale, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.8 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.
- 8.9 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.
- 8.10 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate

distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45⁰ guidance.

- 8.11 The properties most directly affected by the proposed development are no. 110 Hollycroft to southeast and no.114 Hollycroft to the northwest. The proposed extension would not breach the 45-degree rule in relation to no.110 as the development would not protrude beyond the existing rear elevation of this property. No side facing windows are proposed and existing boundary treatment would limit views from the proposed ground floor door/window. The proposed extension is therefore not considered to have any overbearing, overdominance, loss of privacy or loss of light impacts to this neighbouring property and its amenities.
- 8.12 No. 114 Hollycroft, located to the northwest of the application site, is a two-storey semi-detached dwelling with a stepped building line to the rear. The proposed extension would project beyond the rear building line of this neighbouring property and would breach the 45-degree rule when assessed against the neighbouring conservatory. However, having regard to the single-storey scale of the extension and the presence of existing boundary treatment between the properties, the development is not considered to result in any significant overbearing or overdominant impact on the occupiers of No. 114. Furthermore, a window is proposed in the side elevation facing this neighbouring property; however, as it would serve a kitchen area and given the screening provided by the existing boundary treatment, the proposal is not considered to result in any significant overlooking, loss of privacy, or other adverse impacts on this neighbouring property and amenities.
- 8.13 By virtue of these factors the proposal would have a slight overbearing and overlooking impacts and does not result in any adverse loss of light impacts to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and 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 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

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:

- Proposed Elevations, Drg No.26467/P04
- Site Location Plan, Drg No.26467/P06
- Site Plan, Drg No.26467/P05
- Proposed Ground Floor Plan, Drg No.26467/P03
As received by the Local Planning Authority on 06.05.2026.

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).

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.