

Delegated Report

Planning Ref: 26/00434/HOU
Applicant: Mykel Widdiwsen
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Mill House Higham Lane Stoke Golding

Proposal: Single storey side and rear extension, conversion of garage to form annexe accommodation and new front porch (revised Scheme of 25/00505/HOU)

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

- 1.2. This application seeks full planning permission for erection of a single storey side and rear extension, conversion of garage to form annexe accommodation and new front porch at Mill House Higham Lane Stoke Golding.
- 1.3. The proposed annex will be constructed within the existing garage structure. The modification involves a rear extension of 3 metres, resulting in a total depth of 6.6 metres and alternations to window and door openings.
- 1.4. The annexe would be self-contained with an open plan kitchen and separate bedroom and bathroom/toilet facilities.
- 1.5. The proposed single-storey side extension will project 3.47 metres from the side of the main dwelling and extend 7.24 metres in depth. Additionally, it will protrude 3 metres to the rear with a width of 6.55 metres and features a maximum depth of 10.90 metres, forming an 'L'-shaped extension that integrates with the main dwelling.
- 1.6. The proposed extension will partly fill the gap between the main dwelling and the existing garage, creating a more cohesive built form while enhancing the overall functionality and visual continuity of the property.
- 1.7. The roof design will remain consistent across both the side extension and the proposed annex, creating a unified structure. A walkway will separate the main dwelling from the annex, although the roofline will be continuous throughout.
- 1.8. A proposed porch measuring 2 metres x 2 metres on the front elevation is included as part of this application.
- 1.9. The proposed external materials include the use of smooth render and brick to match the host dwelling.
- 1.10. This revised scheme relates to the previously approved scheme comprising the erection of a single-storey side and rear extension, conversion of the garage to form annex accommodation, and the construction of a new front porch. The only proposed amendment is a 0.6-metre increase in the depth of the rear extension. All other aspects of the approved scheme would remain unchanged.

3. Description of the site and surrounding area

- 3.1. The application site is located within countryside of Stoke Golding. The application dwelling, Mill House is a two-storey five-bedroom dwelling with a gabled roof located at the Higham Lane.
- 3.2. The detached garage is to the northwest of the main dwelling. It features three openings: a grey automatic roller shutters in front elevation and a white side door facing the main dwelling and a window facing garden area. The garage measures approximately 4.33 x 4.33 metres.
- 3.3. There is a rendered wall featuring an arched doorway visually connects the garage to the main dwelling.

4. Relevant planning history

25/00505/HOU

- Single storey side and rear extension, conversion of garage to form annexe accommodation and new front porch
- PER
- 29.08.2025

16/00822/FUL

- Alterations to building including new windows and doors.
- PER
- 12.10.2016

16/00828/CPGDO

- Prior notification for change of use from storage and distribution (Class B8) to five dwellings (Class C3)
- GDO
- 12.10.2016

21/01283/FUL

- Conversion of storage buildings to four dwellings with external alterations and extensions and detached triple garage.
- PER
- 07.11.2022

85/00581/4

- ERECTION OF BUILDING FOR GARAGING AND STORAGE IN CONNECTION WITH MILK DISTRIBUTION BUSINESS
- PER
- 23.07.1985

77/00397/4M

- DEMOLITION OF BUILDING AND CONSTRUCTION OF COLD ROOM AND LOADING DOCK

- PER
- 26.04.1977

75/01171/4M

- ERECTION OF GARAGE AND STORE ROOM
- PER
- 05.09.1975

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also published within the area vicinity.
- 5.2. No objections have been received.

6. Consultation

- 6.1. No comments have been received from the below consultees;
 - Canal & River Trust
 - Ashby Canal Association
 - Stoke Golding Parish Council

7. Policy

- 7.1. Stoke Golding Neighbourhood Plan Review: Made Version (2020-2041)
 - Policy SG7: Countryside
 - Policy SG11: Locally Important Views
 - Policy SG15: Design
- 7.2. Core Strategy (2009)
 - Policy 11: Key Rural Centres Stand Alone
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Countryside
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Principle of development

8.2. Policy DM4 of SADMP also states that, to protect intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.

8.3. An annex is generally considered acceptable in principle providing that it is located within the residential curtilage and would not create a separate residential unit. In this case the annex would be within the residential curtilage of the dwelling, in close proximity to the dwelling. The annex would share the parking area and garden of the host dwelling. So, although the annex would contain all of the accommodation that would enable future occupiers to live independently of the host dwelling there would still be a functional link with the dwelling due to the shared access, parking and garden area.

8.4. A condition is recommended requiring that the annex remains ancillary to the host dwelling, Mill House and that it is not sold, let or occupied separately to the host dwelling. Use of the annex as a separate dwelling would require separate planning assessment and may not be acceptable as it would likely be contrary the Development Plan.

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3. Policy SG15 of the Stoke Golding Neighbourhood Plan seeks to ensure that any future residential development respects its surroundings, be in keeping with the scale, form and character of its surroundings.

8.4. Policy SG7 of Stoke Golding Neighborhood Plan states that the countryside will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all.

8.5. Policy SG11 of Stoke Golding Neighborhood Plan also states that Development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area. Proposals will not be supported if potential impacts on landscape cannot be adequately mitigated through design and landscaping.

8.6. The proposed extension to the main dwelling will take the form of a single-storey, L-shaped extension. It will extend 3.46 metres from the side elevation and 3 metres from the rear elevation. The extension is designed to remain subordinate to the main dwelling, utilising matching materials and maintaining a modest scale to ensure visual

cohesion and minimal impact on the existing structure and is not considered to have any adverse impact upon the character and design of the host dwelling and the surrounding area.

- 8.7 The amended scheme proposes only a 0.6-metre increase in the depth of the previously approved L-shaped rear extension, increasing the minimum depth from 2.4 metres to 3.0 metres and a maximum depth from 10.30 to 10.90 metres. Given the limited increase in size, the amendment is considered to have a negligible impact and would not harm the design or character of the host dwelling or the surrounding area. The proposed rear extension to the garage, forming part of the annex, will measure 4.32 metres in width and 3 metres in depth. It will remain subordinate in scale to the existing annex structure, with a design that matches the annex in both form and materials. The extension is not considered to result in any adverse impact on the design of the main dwelling or the character of the streetscene.
- 8.8 According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed annex involves replacing the garage doors on the front elevation with two windows, introducing a wider door opening on the rear elevation, and adding two rooflights to the rear elevation. All proposed alterations are consistent with the fenestration style of the main dwelling and are not considered to have any adverse impact on the design quality or character of the surrounding area.
- 8.9 A proposed porch measuring 2 metres x 2 metres is included as part of the application. It will be positioned in front of the existing entrance door and constructed using facing bricks. While this material is not a common feature in the surrounding area or on the host dwelling, its use is considered appropriate given the traditional style of the property. The scale and location of the porch are such that it is not expected to result in any adverse impact on the design of the host dwelling or the character of the surrounding area.
- 8.10 The proposed use of white render and facing brick, along with uPVC doors and window openings, is in keeping with the materials used in the surrounding area and complements the existing residential dwelling.
- 8.11 The proposed annex in principle is also an acceptable structure, while annexes are relatively uncommon in the surrounding area, the design and appearance of the structure are in keeping. As such, it is not considered to cause any harm to the visual amenity or character of the area.
- 8.12 By virtue of the proposed ancillary residential use, position, scale, design, and appearance, the proposal would complement the character and appearance of the surrounding area and be in accordance with Policy DM4 and DM10 of the adopted SADMP, Policies SG11, SG7, and SG15 of the Stoke Golden Neighbourhood Plan and the Good Design Guide.

Impact upon neighbouring residential amenity

- 8.13 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.14 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.

- 8.15 The property most directly affected by the proposed development is No.4 Mill House court to the west. The proposed development is not considered to breach 45-degree rule in relation to this neighbouring property. and given the appropriate separation distance of 5 metres and the absence of any proposed window to this side, the proposed development is not considered to cause any overbearing, overdominance, loss of privacy or loss of light impacts to this neighbouring property and its amenities.
- 8.16 The revised scheme would increase the depth of the approved rear extension by 0.6 metres. This modest increase would not result in the extension projecting beyond the existing garage structure. Given the single-storey nature of the development, it is not considered to have any adverse impact on neighbouring properties or their residential amenities.
- 8.17 Moreover, the proposed windows on the front elevations would not overlook or overbear the neighbouring properties. The other openings on the rear and side elevation would also not cause any harm to the neighbouring properties.
- 8.18 By the virtue of above the proposed development is not considered to result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is in accordance with Policy DM10 of the SADMP.

Impact upon parking provision and highway safety

- 8.19 Policy DM18 requires development to provide/retain safe access and an appropriate level of off-street parking provision.
- 8.20 According to the Leicestershire Highway Design Guide (2024), table 28 states that the minimum parking requirement for a residential dwelling with four or more bedrooms is three spaces. The property, including the one-bedroom annex, comprises a total of six bedrooms. Three car parking spaces are proposed, as shown on the submitted Block Plan. As such, it is not considered to result in any adverse impact on highway safety or overall parking provision.
- 8.21 The proposal would therefore be in accordance with policy DM18 of the adopted SADMP.

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. By virtue of the proposed extensions and ancillary residential use of the proposed annexe, its siting, subordinate single storey scale, design and the proposed use of matching external materials to ensure a satisfactory appearance, the proposal would complement the character of the surrounding area and would not result in any significant adverse impacts on the private amenity of the occupiers of any neighbouring properties. Adequate access and off-street parking would be retained within the site. The proposal would be in accordance with Policies DM1, DM4, DM10 and DM18 of the adopted SADMP and Policy SG7, SG11 and SG15 of the Stoke Golding Neighbourhood Plan and is therefore recommended for approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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:

- Floor Plans & Elevations - 1683REV-C – 2
 - Block Plan - 1683REV-C/BP
 - Site Location Plan
- received by the Local Planning Authority on 13 May 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) and Policy SG15 of the Stoke Golding Neighbourhood Plan.

2. The annexe hereby permitted shall only be used for purposes ancillary to the residential dwelling Mill House, Stoke Golding and shall not be occupied, sold or leased or let, on a permanent or temporary basis, as an independent unit of residential accommodation at any time.

Reason: To ensure that the annex is not occupied as an independent unit of residential accommodation which may have additional impacts on the area in accordance with Policy DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policies SG7 and SG15 of the Stoke Golding Neighbourhood Plan.

12 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.