

Delegated Report

Planning Reference: 26/00474/HOU
Applicant(s): Mr T Miller
Ward: Newbold Verdon with
Desford and Peckleton



Application Site: 8 Kirkby Road, Desford
Proposal: Proposed rear extension and alterations
Case Officer: Gwion Russell (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. The householder application proposes a single storey rear extension that would attach an existing garage/workshop outbuilding with an existing single storey rear extension.
- 2.2. The resultant side and rear extension would feature a flat roof, which is proposed at a maximum height of 3m. Proposed fenestration includes a standard casement window at the new rear elevation, to serve the existing workshop and a 3m wide patio door/window, also at the rear elevation, serving a dining space; no side elevation windows are proposed. The proposal also includes a small rooflight not exceeding 1.2m at roof level.
- 2.3. External materials proposed include facing brickwork to match the main dwelling and white uPVC fenestration.

3. Description of the Site and the Surrounding Area

- 3.1. The property comprises a two-storey, two-bedroom semi-detached dwelling, constructed with facing brickwork at ground-floor level and a combination of render and facing brick quoins at first-floor level. The dwelling shares a central shared chimney and is topped by a hipped roof.

- 3.2. The principal elevation features a bow bay window, with first floor windows detailed by brick lintels. To the west elevation lies a detached 'L'-shaped garage/workshop, attached to the dwelling via a mock mono-pitched roof at principal elevation. The garage is flat-roofed behind this mono-pitched section and is separated from the main dwelling by a timber gate. The gap between the detached garage and the main dwelling forms a narrow walkway linking the front and rear of the site.
- 3.3. To the rear, the dwelling benefits from an existing single-storey extension projecting approximately 4.4 metres from the original rear elevation.
- 3.4. The site is situated adjacent to Nos. 6 and 10 Kirkby Road, with the rear boundary adjoining No. 24 Manor Road. The application site lies 13m west of the Desford Conservation Area boundary.

4. Relevant Planning History

4.1. 26/10037/PREHMO

- A proposed rear extension to fill in between two existing extensions.
- Pre-application advice
- 20.04.2026

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:
- Desford Parish Council
- 6.2. No further responses have been received.
- 6.3. The responses can be read in full on the Council's website.

7. Policy

- 7.1. Core Strategy (2009):
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- 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 DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. Desford Neighbourhood Plan 2018 – 2036 (DNP) (2021):
- Policy H7: Housing Design
- 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:
- 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. Policy DM10 of the SADMP 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.
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- 8.3. The proposals see an additional footprint joining both the existing outbuilding and single-storey rear extensions - the outbuilding would, therefore, become part of the main dwelling resulting in an “infill” extension. A small walkway separating the outbuilding from the main dwelling at the principal frontage would be retained as part of the proposal.
- 8.4. The principal elevation of the property would remain unchanged, including the retention of a timber gate between the main dwelling and outbuilding.
- 8.5. Whilst the flat roof design is not a feature of the existing dwelling, it would not be visible from the public realm and is considered acceptable. Additionally, given that the existing mono-pitch roof section at the property frontage would remain, it would be screened from view and result in no visual harm.
- 8.6. The proposed facing brick matches that of the existing dwelling and introduces a consistent material palette. The LPA concludes that material choice should replicate the host dwelling as closely as possible and a condition is included to reflect this.
- 8.7. At the rear, the proposed windows are not considered to detract from the established window pattern and are not visible from the public realm. There are no windows proposed at the side elevation of the dwelling and therefore no new publicly visible window openings.
- 8.8. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy H7 of the Desford Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.9. Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. Policy DM10(e) states that proposals should not harm the amenity of current or future occupiers.
- 8.10. There is no further depth added to the proposals at the rear, and the rear extension does not exceed a depth of 4.4m, which exists currently. Given the extension sits in between these elements it would not result in loss of light for either neighbouring property. However, there is a modest increase in height to the proposals. Notwithstanding the rooflight, the proposals introduce a height increase of 0.4m above the original outbuilding and existing extension, and this would result in some minor impact upon neighbouring amenity in terms of overbearing impacts, however these are not considered unacceptable in this case.
- 8.11. The windows at the rear elevation have direct intervisibility of the rear shared boundary. However, they maintain a separation distance of 24m to the nearest residential elevation and therefore adhere to separation distances of the Good Design Guide. There are no windows proposed at the side elevation of either extension element nor the principal elevation of the property.
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- 8.12. The garden space remains compliant with Good Design Guidance at a length of 15m and footprint of 141m².
- 8.13. 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.

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.
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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 received by the Local Planning Authority as follows:

- Application Form – received by the Local Planning Authority on 25/05/26
- Proposed Block Plan, Elevations and Plans – Drg No. 9612AA Rev A – received by the Local Planning Authority on 17/07/26

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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development 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.
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