

Officer Report

Planning Ref: 26/00063/HOU

Applicant: Mr and Mrs Pacitto

Ward: Hinckley DeMontfort



**Hinckley & Bosworth
Borough Council**

Site: 53 Sunnyside Hinckley Leicestershire

Proposal: Erection of a 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. The applicant seeks a full planning permission for the erection of a single storey rear extension at 53 Sunnyside, Hinckley.
- 2.2. The proposed rear extension would measure 6.23 metres x 5.80 metres and it would have an eaves height of 2.45 metres and a ridge height of 4.19 metres.
- 2.3. The proposal also includes the installation a new door to the side and a wide window to the rear.
- 2.4. The external walls would be finished in brickwork to match the existing property, with white uPVC windows that complement the existing materials and finishes.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Hinckley. The street scene is a mix of single-storey detached properties of different size, design and finishes.
- 3.2. 53 Sunnyside is a single-storey detached property and is finished in red brickwork and white render with windows and doors in white uPVC installed on the elevations.
- 3.3. The dwelling is set back from the highway with a small front garden and a driveway, and it is situated adjacent to Hinckley Alliance Football Club.

4. Relevant Planning History

03/00012/FUL

- Single storey side extension and new pitched roof
- Per

- 28.02.2003

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site.
- 5.2 No response has been received.

6. Consultation

- None required

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 on the highway and parking provision

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.
- 8.3 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.
- 8.4 According to HBBC Good Design Guide (2020) (GDG), corner plots play an important role within the streetscene and it is important to recognise that overdevelopment of these plots can create an oppressive quality which can lead to a significant change in the prevailing character of a place.
- 8.5 The proposed single-storey rear extension would be visible from Hangsman's Lane. It would infill the existing 'L-shaped' layout to create a rectangular footprint overall. The extension would measure 5.8 metres in depth and 6.2 metres in width, continuing the existing rear and side building line, and would replicate the rear gabled roof form. Having considered the layout and scale of the main dwelling, the extension would remain subordinate and would create a more balanced overall form. Therefore, the proposed development is not considered to result in any adverse impact on the design or character of the area.
- 8.6 A new door is proposed on the side elevation facing Hangsman's Lane, and a new window is proposed on the rear elevation, both of which would be visible from the street. However, these additions are not considered to result in any harm to the streetscene or to the design and character of the area.
- 8.7 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP and the NPPF (2024).

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.
- 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. The proposed development is not considered to breach the 45-degree rule in relation to any adjacent neighbouring properties. Given the siting of the proposal, none of the surrounding dwellings are expected to be adversely

affected. Therefore, the development is not considered to result in any harm to neighbouring residential amenity.

- 8.11 By virtue of 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.

Impact upon Parking Provision and Highway Safety

- 8.12 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.
- 8.13 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.14 Table 28 (Residential Parking Standards) of the LHDG requires that dwellings with one or two bedrooms provide a minimum of one off-street parking spaces. The proposal does not increase the number of bedrooms and the existing parking area to the front of the property will remain unchanged as part of the application. Therefore, the proposal is not considered to have any adverse impact on parking provision, highway safety, or pedestrian safety.
- 8.15 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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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:
 - Existing, Proposed Elevations, Floor, Roof Plans, Block, Site Location Plan, Drg No. AVD-948-SH-PL01

As received by the local planning authority on 21 January 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).

3. The materials to be used on the external elevations of the extension 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.