

Delegated Report

Planning Reference: 25/00325/HOU
Applicant(s): Mr W J Andrews
Ward: Hinckley Trinity



Hinckley & Bosworth
Borough Council

Application Site: Manor House Farm, Wykin Road, Wykin Leicestershire
LE10 3EF

Proposal: Single storey rear extension

Case Officer: Gwion Russell

Date: 20/06/2025

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 single storey rear extension.

2.2. The extension proposed is an addition of a garden room on the rear north elevation of the dwelling, which externally measures 3.6 m in depth and 5.3 m in width. The extension is proposed to be used as a Garden room at the right side of the elevation, with an open gabled roof proposed to measure 4.85m from base to the highest roof ridge, finished in brick to match the existing dwelling and grey roof tiles to match the existing roof tiles.

3. Description of the Site and the Surrounding Area

3.1. The application dwelling is a two and a half storey, detached property in the rural hamlet of Wykin. The principal frontage is set back 25 m from Wykin Road and is notably a detached dwelling with an open gabled roof. It is constructed with a red brick finish. While properties along Wykin Road are generally two-storey in height, the street lacks a distinct character due to its semi-rural location, wide spacing between properties and the diverse range of architectural styles. Wykin Road is mostly residential in character, with a farm and various commercial/industrial units within the immediate area and open countryside adjacent to the host dwelling.

4. Relevant Planning History

4.1 There are various historical planning applications associated with the property. The most pertinent are below:

4.2 **20/00188/HOU**

- Single-storey rear, front and side extension.
- Permitted
- 06.05.2020

4.3 **19/00101/FUL**

- Agricultural Machinery Storage Building
- Permitted
- 02.04.2019

5. Publicity

5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No comments were received.

6. Policy

6.1 Core Strategy (2009):

- Policy 12: Rural Villages
- Policy 16: Housing Density, Mix and Design

6.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

6.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

6.4 Other Relevant Guidance:

- Good Design Guide (2020)

- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

7. 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

- 7.2 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.
- 7.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.
- 7.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.
- 7.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.
- 7.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 7.7 Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.

- 7.8 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.
- 7.9 In accordance with the Good Design Guide, rear extensions should be clearly subordinate to the main dwelling and should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building. As this proposal is a single storey rear extension to an existing two storey detached dwelling it is clearly subordinate to the main dwelling.
- 7.10 The host dwelling boasts a unique architectural design, with projecting gables and a distinct house layout. As there is no uniformity of design in the nearby dwellings, it is regarded that the addition of the rear extension will be harmonious to the design of the existing dwelling.
- 7.11 Due to the existing mature trees, the proposal is only minimally visible from the neighboring properties, and it cannot be seen from the highway. As a result of this and the property's large set-back from the highway, it is regarded that the development does not have a significant adverse impact on the character of the surrounding area.
- 7.12 The rear extension proposes using materials that match the existing dwelling finishes, with brick for the exterior and grey tiles for the roof. This design choice is seen to be in harmony with the existing dwelling and thus complies with Policy DM10 of the SADMP (2016).
- 7.13 By virtue of its rear siting, the design, the proposed use of matching external materials, scale and the limited prominence of the extension, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 7.14 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.
- 7.15 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.
- 7.16 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.

- 7.17 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. As there is a clearance of 50m from the neighbouring dwelling curtilage, the proposed rear extension is not seen to impact on the neighbouring property amenity.
- 7.18 In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The proposed rear extension maintains a distance of 30m from the farm unit situated at the rear property boundary and therefore is considered to have sufficient clearance.
- 7.19 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 7.20 There are no other known amenity impacts of the proposed scheme.
- 7.21 To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within The Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Nationally Described Space Standards (NDSS) (2015) wherever possible. As the proposal involves the addition of 15m² of net internal space this affords insignificant weighting on the determination of this application.
- 7.22 To comply with the Good Design Guide, properties with three or more bedrooms should provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. As the dwelling is sited within a large plot which, after the proposals, will still exceed 500m² of rear garden space and a length of 9m, the retention of this space will be compliant with the Good Design Guide.
- 7.23 By virtue of these factors and the fact that there have been no objections to the scheme, 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.

8. Equality Implications

- 8.1 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.

8.2 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.

8.3 There are no known equality implications arising directly from this development.

8.4 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).

9. Conclusion

9.1 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.

10. 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 received by the Local Planning Authority as follows:

- Application Form (submitted: 24.02.2025)

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).

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.