

Delegated Report

Planning Ref: 26/00443/HOU
Applicant: Mr Jaspal Singh Randhawa
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 50 Tennyson Road Hinckley Leicestershire

Proposal: Erection of a double story rear extension including the addition of a front porch

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

- 2.1. This householder application seeks planning permission for the erection of a double story rear extension including the addition of a front porch at 50 Tennyson Road Hinckley.
- 2.2. The proposed single-storey rear extension would measure 6 metres in depth and 5.95 metres in width. It would provide a new kitchen. It features a hipped roof form with an eaves height of 2.51 metres and a ridge height of 3.76 metres. Three bi-fold doors are proposed to the rear elevation.
- 2.3. The proposed first-floor extension would provide an additional bedroom at first-floor level. It would measure 3.60 metres in depth and 3.96 metres in width, it would feature a hipped-gable roof form to the rear of the property. It would have a consistent eaves height of 5.36 metres and a gable ridge height of 6.76. The height of the existing main hipped roof would remain unchanged.
- 2.4. The proposed porch would have a depth of 2.26 metres and a width of 3.1 metres, it features a gabled roof with an eave height of 2.85 metres and a ridge height 3.86 metres.
- 2.5. Matching materials are proposed to the external elevations and the proposed roof would be in brickwork and tiles to match existing.
- 2.6. An amendment was received following the Case Officer's request to change the porch roof from a flat roof design to a gabled roof form. The agent also amended the scheme by removing part of the first-floor rear extension.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling in the settlement boundary of Hinckley. The property is set back from the highway, with access gained via a footpath off Tennyson Road.
- 3.2. Tennyson Road is characterised by two-storey terraced and semi-detached properties in brickworks and rendered with different colour and designs. public green areas sit to the north of and west of the dwelling.
- 3.3. There are some similar developments (to that proposed) in the surrounding area and an existing garden area and driveway to the front of the property.

4. Relevant planning history

25/00877/HHGDO

- Notification to determine if prior approval is required for a single storey rear extension measuring 6.00 metres in depth; 3.00 metres in height to the ridge and 3.00 metres to the eaves
- NRPA
- 07.11.2025

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.
- 5.2. No objections have been received.

6. Consultation

- 6.1. None-Relevant

7. Policy

- 7.1. Core Strategy (2009)
- Policy 1: Development in Hinckley
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (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)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide

8. Appraisal

- 8.1. Extensions to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity
 - Impact upon highway safety 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), rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.5 The proposed two-storey and single-storey rear extensions would not be visible from the streetscene, although they would be visible from the Clarendon Park area. However, the overall rear design is considered to be well-balanced and symmetrical. The use of brickwork would be in keeping with the adjoining neighbouring property, and the scale of the two storey extension is considered modest and subordinate to the main dwelling. Whilst the footprint of the single storey element is not subordinate to the scale of the dwelling, it has been demonstrated that this scale of development could be constructed without planning permission (25/00877/HHGDO) which is an important material consideration. Furthermore, the current proposal includes betterments to the single storey extension including it having a pitched roof as opposed to the flat roof which is more in keeping with the character of the area. As such, the development is not considered to have a harmful impact on the appearance of the host dwelling or the character of the surrounding area.
- 8.6 The scale and appearance of the proposed porch differ from the adjacent property's mono-hipped roof design, however given the similar porch styles in the surrounding area, the proposed gabled roof porch is considered acceptable within the wider streetscene. and it is therefore not considered to result in any harm to the appearance of the main dwelling or the character of the area.
- 8.7 The proposed fenestration including doors and windows openings to the elevations is considered to complement the main dwelling design and surrounding character of the area.
- 8.8 Therefore, the form and design and scale of the proposed development is not considered have any significant adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2024) and principles in HBBC Good Desing Guide.

Impact upon neighbouring residential amenity

- 8.9 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.
- 8.10 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 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.

- 8.12 The neighbouring property most affected by the proposal is No. 52 Tennyson Road, located to the east of the application site. The proposed extension would project beyond the existing rear building line of No. 52. Whilst the two-storey element would comply with the 45-degree rule, the single-storey element would result in a significant breach and would be considered to have an overbearing impact on this neighbouring property. However, it is noted that HBBC have determined that prior approval is not required under the Householder General Development Order (HHGDO) for a single-storey rear extension of a similar scale and dimensions. Given that a fallback position exists which would enable the construction of a comparable extension without the need for further planning permission, the identified harm is considered to carry limited weight in the overall planning balance. No side-facing windows are proposed facing No. 52, and the extension is not considered to result in any significant loss of light, overlooking, loss of privacy, or additional overbearing impact beyond that already established by the approved scheme. Accordingly, the proposal is not considered to have an unacceptable impact on this neighbouring property or amenities.
- 8.2 The proposed window openings at the rear and side of the property, at both ground-floor and first-floor level, include one first-floor side window which forms a Juliet balcony. Given that the dwelling is surrounded by open green space and parkland to the west and north, the proposed windows would not directly overlook any neighbouring private amenity areas. Therefore, the proposal is not considered to result in any unacceptable loss of privacy or overlooking of neighbouring properties.
- 8.3 By virtue of the above assessment, and in light of the fall back position, the proposal is not considered to result in any significant adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their amenities 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

- 8.4 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.
- 8.5 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.6 Table 28 (Residential Parking Standards) of the Leicester Householder Design Guide requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal would increase the number of bedrooms from three to four. The property benefits from an existing parking area accessed directly from the road, which can accommodate two off-street parking spaces and would remain unaffected by the development. Given the property's location and the predominantly residential character of the area and existing on-street parking spaces, the shortfall of one parking space is not considered likely to result in significant harm to parking provision or highway safety.

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 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:

- Proposed Floor Plans 2, Drg No.2533-05
 - Proposed Elevations 2, Drg No.2533-08
 - Proposed Site Plans 2, Drg No.2533-02b
- received by the local planning authority on 24 July 2026 and

- Location Plan, Drg No. 2533-01
received by the local planning authority on 18 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).

3. The materials to be used on the external elevations of the proposed extension and alterations hereby permitted 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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.