

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/01066/HOU

APPLICANT DETAILS

Mr and Mrs Matthew Hayman

SITE ADDRESS

41 Seaforth Drive, Hinckley, Leicestershire, LE10 0XJ

PROPOSAL

Single Storey Rear Extension

SITE DESCRIPTION

The application site relates to a two-storey, detached dwelling within the settlement boundary of Hinckley. The property is brick built with UPVC windows and doors, set back from the highway with a driveway providing off road parking for up to 3 vehicles.

Seaforth Drive largely comprises of two-storey detached and semi-detached residential dwellings, of a similar design and scale. The property is bounded by residential garages to the rear and surrounded by residential development on all other sides.

TARGET DATE FOR DECISION

30 December 2025

RELEVANT PLANNING POLICIES / GUIDANCE

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

- DM1: Presumption in Favour of Sustainable Development
- DM10: Development and Design
- DM18: Vehicle Parking Standards

National Planning Policies and Guidance:

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

Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The application site falls within the Risk Impact Zone of a Site of Special Scientific Interest, however due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No responses were received from the neighbour consultation.

CONSULTEE RESPONSES

Hinckley does not have a parish council and there is no statutory requirement to consult any additional third parties. As such no formal consultation has taken place.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	Yes Permission was granted for a two-storey side and single storey rear extension under application 96/00466/FUL.
--	--

Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes Seaforth Drive comprises of a mix of large detached and semi-detached dwellings. The proposed extension is single storey and will be positioned to the rear of the application site. There will be no adverse visual impact on the perception of the dwelling's scale as viewed from Seaforth Drive.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes All materials are to match those of the existing dwelling.
Are there any overlooking / privacy / residential or other amenity issues?	No All windows on the proposed extension are on the rear elevation which looks out upon the garden of the application dwelling and is bounded by an area of residential garages to the rear.

	The scheme proposes an extension to the existing single storey extension. There will be no change to the west of the site and consequently no impact upon the residential amenity of the occupiers of 43 Seaforth Drive. Based on the approved plans for 25/00736/HOU, the closest window to the development at 39 Seaforth Drive does not serve a habitable room. Given the single storey nature of the proposal and the separation distances between the scheme and the principal habitable windows at the neighbouring property, the proposal would not result in any significant harm to the residential amenity of the occupants of 39 Seaforth Drive. No concerns have been raised by any neighbouring property.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposed is a single storey extension spanning the rear of the property. Due to the size of the plot, it is not considered the development would be overbearing on the neighbouring properties. It was evident from the site visit that both adjacent neighbouring properties are intending to carry out similar development to the rear.
Is there sufficient amenity space?	Yes The property occupies a large plot, and the proposed extension does not involve any changes to existing bedroom numbers. The site retains ample private garden space, thus satisfying the requirements of the Good Design Guide.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No
Does the development impact on an archaeological site?	No

Flooding / Drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No
--	----

Contamination

Are there any contaminated land issues?	No
---	----

Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes There will be no loss of parking should the application be permitted. The proposed works therefore comply with the required parking standards.
---	---

Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No
Has an ecological survey / protected species survey been submitted?	N/A
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A

Site Visit

Has there been a site visit?	Yes Site visit was carried out on 20 November 2025
------------------------------	---

Additional Observations

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions/reasons at the end of this report.

CASE OFFICER

Rudi Simpson

Conditions/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 submitted to the Local Planning Authority on 04 November 2025, as follows:
 - Existing Ground Floor Plan, Elevations, Drg No. 01
 - Proposed Block Plan, Site Location Plan, Drg No. pss/02
 - Proposed Site Location Plan, Block Plan, Drg No. pss/02
 - Proposed Ground Floor Plan, Elevations Drg No.02

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 alteration 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).

Informatives

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.