

Delegated Report

Planning Reference: 26/00102/HOU
Applicant(s): Mr D Sewell
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: Stapley, Main Street, Botcheston

Proposal: Single storey front extension

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

- 3.1. The householder application proposes a single-storey lobby extension projecting approximately 2.4m from the recessed front elevation of the dwelling, with an approximate width of 2.6m. The extension will feature a base to eaves height of 2.6m and a base to ridge height of 3.8m, under an overhanging pitched roof with a windowed gable to the front elevation. The extension will be finished in a granite/slate external wall finish and would provide an enclosed entrance lobby linking to the internal existing hallway.

3. Description of the Site and the Surrounding Area

- 3.2. The application site is located along Main Street within the settlement boundary of Botcheston, which is a small linear hamlet north of Desford.
- 3.3. The property comprises a single-storey detached dwelling, which is finished in grey render, with dark grey windows and doors and features dark brown interlocking roof tiles. The dwelling features an existing projecting gable end which fronts a large, steep tarmacked driveway with sufficient off-street parking for four standard vehicles and the property is bounded by established vegetation. The current entrance is located on the west side of the projecting front elevation.
- 3.4. Properties in the area vary in design, massing and scale and there is no discernible character to the immediate street scene. Given the hamlet's linear form, there are no properties to the rear of the site, only adjacent and opposite the highway. Neighbouring Bryn-teg is sited directly adjacent to the west and Highlands, directly to the east; both properties are single-storey detached dwellings.

- 3.5. The site does not lie within a conservation area, however is under the constraints of the National and Charnwood Forests.

4. Relevant Planning History

19/00987/HOU

- Loft conversion and raising of ridge height of bungalow, dormer windows to the front and rear, pitched roof on existing garage, front extension and rear extension with a balcony
- Permitted
- 28.10.2019

91/00279/4

- Extension to dwelling
- Permitted
- 17.04.1991

83/00295/4

- Living room extension
- Permitted
- 24.05.1983

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.

7. Policy

- 7.1. Core Strategy (2009):

- 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 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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2. The proposed front extension, by virtue of its scale, height and massing remains modest and subordinate to its host dwelling complies with the Good Design Guide guidance on front extensions. The subservient gabled roof form also reflects the host dwelling roof form.

8.3. Although the windowed gable would contrast against a traditionally designed single-storey dwelling, the property has undergone numerous extensions in previous years, significantly altering it from its original form. The existing use of grey render, dark grey windows and a proposed centrally placed front door modernises the exterior of the dwelling and the windowed gable appears less contrasting in comparison.

8.4. Main Street has an agglomeration of dwelling designs which results in a varied street scene. The proposed lobby and windowed gable would not appear inconsistent in design terms.

- 8.5. The dwelling sits atop a plot of land which is higher topographically than the highway, which increases public views of the proposals. Regardless, the windowed gable remains subordinate to the main dwelling and largely screened from public view, by virtue of its substantial set back distance of approximately 25 metres, and established vegetation screening views from Main Street.
- 8.6. The use of granite/slate external wall finish would be seen to complement the main grey render facades of the dwelling.
- 8.7. Given the modest scale of the extension and the limited design considerations within the area. It is considered 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

- 8.8. The proposed lobby extension is sat centrally to the principal elevation of the dwelling and maintains a separation distance of 7.3m to the nearest side elevation of the nearest dwelling (Bryn-Teg). Although the extension projects further from the principal elevation of Bryn-Teg it does not breach 45-degrees from the centre point of its nearest windows.
- 8.9. Private views of the proposals remain minimal given the high degree of established vegetation at the front of the property. The proposals retain a separation distance of approximately 40m from properties along the opposite side of the road.
- 8.10. There are no side windows proposed as part of the extension and therefore the proposal would not result in loss of privacy for the neighbouring properties. Given the topography of the site the windowed gable would have direct intervisibility of the principal elevation of the dwellings opposite. However, given the 40m separation distance and the positioning of this windowed gable, it would solely be used to allow natural sunlight into the lobby of the application property.
- 8.11. The resultant roof massing remains modest and would not result in loss of light for any neighbouring property.
- 8.12. 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.

Impact upon Parking Provision and Highway Safety

- 8.13. The scheme retains sufficient space to park four standard vehicles. Therefore, the scheme is regarded as 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.

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.

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
- Proposed Block, Site Location Plan - Drg No.001
- Proposed Roof Plan - Drg No.003
- Proposed Ground Floor Plan - Drg No.004
- Proposed Elevations, Section AA - Drg No.005
- All received by the Local Planning Authority on 27/01/26

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).

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.