

Delegated Report

Planning Ref: 25/00497/HOU
Applicant: Ian Brown
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: 4 Springfield Road Hinckley Leicestershire

Proposal: Conversion of an existing conservatory to habitable room, including fenestration changes and installation of a tiled roof

Case Officer: Zahra Jam Rotbeh (Planning Officer)
Date: 21/07/2025

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 full planning permission for Conversion of an existing conservatory to habitable room, including fenestration changes and installation of a tiled roof at 4 Springfield Road.

2.2. The proposal involves converting the existing conservatory into a habitable room, retaining its current footprint of approximately 57 sqm. The proposed pitched roof would increase the height of the extension to a total height of 3.40 meters.

2.3. The proposed habitable room will function as a kitchen extension, contributing to the overall internal floor area of the property.

2.4. The proposed pitched roof will be constructed using same materials as the main property which will be a slate roof.

3. Description of the Site and the Surrounding Area

3.1. 4 Springfield is a two-storey semi-detached likely built around 1950s. The front elevation features a distinctive curved bay window design on both the ground and first floors.

3.2. The front elevation combines red brickwork at the lower level with a roughcast render finish above the ground floor bay window. The window frames are timber uPVC with stained glass panels incorporated into the ground floor bay.

- 3.3. The rear garden, where the proposal is situated, consists of two levels connected by steps. The lower garden area will remain unaffected by the proposed development, and no impact is anticipated on existing trees or planting.
- 3.4. The existing conservatory is constructed with a timber frame and glass roof, featuring large glazed panels and finished with brown brick.
- 3.5. The streetscene lacks any distinctive or cohesive character. While most properties are two-storey dwellings, they vary significantly in design, style, and external finishes, resulting in a fragmented and inconsistent streetscene.

4. Relevant Planning History

03/01355/FUL

- SINGLE STOREY REAR AND SIDE EXTENSION AND ALTERATIONS TO DWELLING
- PER
- 19.01.2004

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.
- 5.3 One support comment was received

6. Consultation

- 6.1 There have been no objections from the following consultant:
- LCC's Ecology Unit

7. Policy

- 7.1 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.2 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)

7.3 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (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

Design and Impact upon the Character of the Area

8.2 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.

8.3 According to the HBBC Good Design Guide, rear extension 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. Furthermore, it is generally appropriate for new development to integrate coherently with the existing built form through careful attention to detailing. This can be achieved by replicating features such as window heads and sills, brick coursing, quoin work, and ridge and eaves treatments where appropriate. Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design.

8.4 The proposed habitable room is located to the rear of the main property and, as such, will have no impact on the streetscene or public views. Nonetheless, there are a number of rear extensions of varying design and scale in the immediate area such that the proposal would not appear out of keeping. The scale of the extension matches that of the existing conservatory with the exception of the minor increase in height through the replacement roof. Overall though the extension is clearly subordinate to the main dwelling.

8.5 The proposed extension will be finished in brick to match the existing façade. The door and window openings will be retained and will be featured with timber frame, consistent with those of the main dwelling. These design elements are considered to be in keeping with the appearance of the existing property.

8.6 The primary design difference between the existing conservatory and the proposed habitable room is the roof. The current glass roof will be replaced with a pitched roof constructed from materials that match the main dwelling. The main property features a two-storey structure with a fully hipped roof, including a projecting mono-

pitch roof at ground floor level. The proposed extension introduces a pitched roof form, which projects from the existing ground floor mono-pitch roof. This design provides a clear distinction while maintaining a complementary relationship with the existing roofscape, this alteration will enhance the overall appearance of the property and provide a more cohesive and consistent design in relation to the surrounding area.

- 8.7 To sum up, the proposed conversion of the conservatory into a habitable room at 4 Springfield Road is acceptable in principle with regard to the appearance and character of the area. By the virtue of above, the proposed matching external materials, 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

- 8.8 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
- 8.9 The proposed habitable room will maintain the same scale and footprint as the existing conservatory. By replacing the glazed walls and roof with solid materials, the development will enhance privacy and reduce potential overlooking, thereby mitigating any impact on neighbouring amenity.
- 8.10 The installation of the solid roof does increase the mass of the extension, however, this is an minimal increase and would not result in additional adverse loss of light or overdominance to either neighbouring property.
- 8.11 According to HBBC Good Design Guide, a minimum distance of 1 metre from the boundary is encouraged. The proposal maintains a separation distance of 2.26 metres to the side boundary. As such, the proposed development is in accordance with the guideline and is not considered to result in any adverse impact on the amenity of the neighbouring property.
- 8.12 By virtue of these factors, 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.

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 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: Site Location Plan Drg No: 1686/SL, Block Plan Drg No, 1686/BP and Existing,

Proposed Elevations, Floor Plans Drg No:1686 received by the local planning authority along with the Application form on 16 May 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).

3. The materials to be used on the external elevations and pitched roof of the proposed habitable room 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.