

Delegated Report

Planning Ref: 26/00678/HOU

Applicant: Mr S Pickering

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: 69 Desford Road Newbold Verdon Leicester

Proposal: Erection of a two storey front and rear extension, and a single storey rear and side extension

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 full planning permission for a two-storey front and rear extension and a single-storey rear and side extension at 69 Desford Road Newbold Verdon.
- 2.2. The proposed two storey front extension would protrude a maximum 2.9m from the existing front elevation; it would also have a width of 3.33 metres. it would also have an eaves height of 5.02 metres and a ridge height of 6.3 metres.
- 2.3. The proposed single-storey rear extension would measure 4 metres in depth and 14 metres in width. It would wrap around the main dwelling and connect to the existing single-storey side extension. The extension would feature a flat roof with a roof lantern and would have an overall height of 2.79 metres.
- 2.4. The proposed single-storey side extension would have a width of 2.21 metres and a total depth of 10.17 metres. it would feature a mono-pitched roof with an eave height of 2.45 metres and a ridge height of 3.98 metres.
- 2.5. The proposed first floor rear extension would have a depth of 4 metres and a width of 4.42 metres, it would feature the similar eave height of 5.02 metres and a ridge height of 6.55 metres.
- 2.6. One modern shaped first floor window to the front and one first floor window to the rear and some side windows and doors are also proposed to the elevations.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Newbold Verdon in a ribbon development of residential properties on the south side of Desford Road to the east of the village. It is a two-storey detached house. There is an integral garage to the right-hand side over which a lean-to mono-pitched roof extends across part of the front elevation.
- 3.2. The surrounding area is characterised by detached dwellings of varying scale set within substantial elongated plots and with individual design and styling, mostly traditional but some having been remodelled with more contemporary styling.

4. Relevant planning history

None-Relevant

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 responses have been received as a result of public consultation.

6. Consultation

6.1. No response has been received from Newbold Verdon Parish Council.

7. Policy

7.1. Core Strategy (2009)

- No relevant policies

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 DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

- National Planning Policy Framework ('NPPF') (2026)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Local Highway Authority Design Guide

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within 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 parking provision

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3. The HBBC Good Design Guide advises that front extensions should not normally project more than 2 metres beyond the front elevation and should not cover more than 50% of the front elevation. Whilst the proposed front extension would project slightly beyond the 2 metres, it is considered acceptable given the scale of the host dwelling, the varied character of the surrounding street scene, and the presence of similar forms of development in the area. The extension is well designed, would complement and enhance the appearance of the dwelling, and would not cover more

than 50% of the front elevation. As such, the proposal is not considered to harm the character or appearance of the host dwelling or the surrounding area.

- 8.4 The proposed side extension would project 2.21 metres beyond the existing side elevation and would be single storey in form. Although it does not incorporate a setback from the principal elevation, its modest width, single-storey scale and mono-pitched roof design ensure that it remains visually subordinate to the host dwelling. As such, the proposal is not considered to result in harm to the character or appearance of the dwelling or the surrounding area.
- 8.5 The proposed single-storey and two-storey rear extensions would each project 4 metres beyond the existing rear elevation. The two-storey element would incorporate an eaves height matching that of the existing dwelling and a ridge height consistent with the proposed front extension, resulting in a balanced and cohesive design. Whilst the cumulative additions would represent a substantial increase in footprint, the generous plot size, the presence of similar forms of development within the surrounding area, the use of matching materials, and the overall well-proportioned design ensure that the proposal would not result in significant harm to the character or appearance of the host dwelling or the surrounding area.
- 8.6 The proposed fenestration to all elevations is considered to be well proportioned and appropriately designed in relation to the host dwelling. The scale, style and arrangement of the openings would be in keeping with the character and appearance of the existing property and therefore would not result in harm to the visual amenities of the street scene or the character of the surrounding area.
- 8.7 By virtue of their siting to the rear, sympathetic scale and design, and subject to the proposed use of matching external materials in their construction, the proposals are considered to respect the scale, character and appearance of the existing dwelling and would have no adverse visual impact in the wider streetscene. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 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.
- 8.10 The most impacted neighbouring properties are No.67A Desford Road to the west and No.73 Desford Road to the east, the proposed development would project beyond both neighbouring properties rear line, but it doesn't breach 45-degree rule to either of them. It would feature a separation distance of approximately 1 metre to both neighbouring properties which is considered to be sufficient in this instance and therefore the proposed development is not considered to cause any overbearing, overshadowing or loss of lights impacts to neighbouring properties or their amenities.
- 8.11 The proposed side-facing windows towards Nos. 67A and 73 would be located at ground-floor level only. Given the absence of habitable room windows in the neighbouring properties directly facing the proposed development, the proposal is not considered to give rise to any unacceptable overlooking or loss of privacy. Accordingly, no adverse impact on the residential amenities of neighbouring occupiers is anticipated.

- 8.12 By virtue of the siting, scale, design and separation distances the proposals would not breach any 45-degree line from any habitable room windows in any neighbouring dwellings or result in any significant adverse impacts on the residential amenity or privacy of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the adopted Good Design Guide.

Impact upon parking provision

- 8.13 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.
- 8.14 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.15 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide (LHDG) requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces. The proposal would result in the addition of one bedroom; however, the proposed front extension would not adversely affect the existing parking arrangements. The frontage of the site would continue to accommodate at least three off-street parking spaces in accordance with the LHDG standards. As such, the proposal is not considered likely to result in any unacceptable impact on 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 Ground Floor Plan dwg. no 26/018/01
- Proposed First Floor Plan dwg. no 26/018/02
- Proposed Rear and Side Elevations dwg. no. 26/018/03
- Proposed Front and Side Elevations dwg. no. 26/018/04
- Site Location Plans dwg. no. 26/018/06

received by the local planning authority on 23 July 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 walls, roofs, and openings of the development 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).

Notes to applicant

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

2. 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.