

Delegated Report

Planning Reference: 25/00862/HOU
Applicant(s): Mrs Patricia Begg
Ward: Ratby Bagworth and Thornton



Hinckley & Bosworth
Borough Council

Application Site: 54 Highfields, Thornton, Coalville

Proposal: Erection of a single storey rear 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

2.1. This householder planning application seeks planning permission for a single-storey rear extension to 54 Highfields, Coalville.

2.2. The rear element of the extension incorporates a gross footprint of 29.5m², a depth of 4m, level width of 7.3m and a flat roof with four square-shaped rooflights measuring 1m by 1m each. Although there are no windows proposed at either new side elevation, there is minor fenestration alteration at the northeast elevation, which includes the removal of a 1.6m wide casement window with two windows measuring a maximum of 0.9m wide and a side access door. Proposed fenestration along the rear of the dwelling includes a 2.45m wide French-style sliding patio door and a 1.5m wide casement standard wall hung window.

2.3. The rear extension is proposed to be finished in brickwork to match existing. All windows and doors are proposed to match existing. There are some internal re-configurations proposed which result in the aforementioned side elevation fenestration alteration. The rear extension is proposed to be used as an open plan kitchen space.

3. Description of the Site and the Surrounding Area

3.1. The application dwelling is a two-storey, three-bedroom, semi-detached property on Highfields to the south and within the settlement boundary of Thornton and washed over by the perimeters of the National and Charnwood Forests. The main structure of the dwelling is covered with a gabled roof and a brown meandering-textured brick, with brown (mock wood) uPVC fenestration. Currently, there is a conservatory at the rear right elevation of the dwelling, which will be removed as part of the proposals.

3.2. Highfields is a quiet cul-de-sac nestled within the south of Thornton. Primarily, properties along Highfields are used for residential purposes and are typical of 1950s residential dwelling design, benefitting from broader frontages than those typically found in standard semi-detached properties. The property, along with its neighbouring properties, benefits from an 8.5m setback distance from the highway. In terms of the local design materials, most dwellings are finished in a matching brown brick to the application dwelling, however there is minimal variety in finishing materials and detailing. Many of the nearby dwellings have been altered and extended previously, most to a similar scale and massing as what is proposed.

3.3. The application dwelling adjoins No. 55 Highfields, to its northwest, and No. 53 Highfields, to its southwest. There is a dwelling situated to the application's rear boundary which maintains a 47m separation distance, currently.

4. Relevant Planning History

4.1 There is no planning history associated with this property.

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 comments received from the following consultees:

- Thornton Parish Council

6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 21: National Forest
- Policy 22: Charnwood Forest

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 National Planning Policies and Guidance:

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

7.4 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

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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

- 8.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.7 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8 With specific regard to private views, the proposed single-storey rear extension is visible from the rear elevations of neighbouring adjacent properties Nos. 33 and 35 Highfields. There is a substantial property sited to the rear of the application site, but its rear garden and sufficient separation distance mitigate any direct private views. Given that both Nos. 53 and 55 benefit from existing single-storey rear extensions of comparable depths, the proposals are not significantly out of keeping with surrounding area, as viewed from the rear.
- 8.9 With specific regard to public views, the main 'bulk' of the extension is screened by its rear positioning and siting behind the main dwelling with little encroachment on its wider than usual side access. There are no proposed amendments to the principal frontage of the application dwelling and therefore will have no visual impact on the front elevation of the property and any public views of the proposals will be minimal. The only indication of the extension is the alteration of the casement window at the northeast side elevation. To sum, the extension will be virtually unnoticeable from the street and will have minimal impact on the surrounding street-scene.
- 8.10 According to the Good Design Guide, 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. The proposed single-storey rear extension is proposed to be finished in a matching brown brick with matching uPVC windows. Although the extension is not subordinate in depth (to the rear elevation of the original dwelling), given its rear siting and the presence of nearby single-storey rear extensions, it would be unreasonable to refuse the application based on these design drawbacks.
- 8.11 There is no direct impact of the proposals upon the established building line, and therefore the street scene, given that no element of the proposals exceed the main roof ridgeline and are largely screened to the rear.
- 8.12 By virtue of its screened siting, positioning and consistent material design 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

- 8.13 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.
- 8.14 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.15 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. It also states that single-storey extensions should not breach 45-degrees from the centre of the nearest habitable window. Measuring from the centre point of the nearest rear habitable window at No. 53 Highfields, the 45-degree guidance is not breached as there is an existing single-storey rear extension which is used as a habitable space within the curtilage of No. 53. At No. 55, which is adjacent, the 45-degree guideline is fully complied with, as the property features a single-storey rear extension that serves as a habitable space. In the instance the neighbouring properties did not benefit from rear extensions, the proposals are still unlikely to result in a loss of light for the neighbouring properties, given the flat-roof design of the extension and the direction of the sun's path.
- 8.16 The side windows and door proposed are largely replacing an existing singular wider window. As a result, this arrangement will not cause further loss of privacy for neighbouring No. 53 Highfields. Given the size of the four rooflight proposed atop the flat roof, they will not cause loss of privacy for the occupants of Nos. 53 or 53 Highfields. The sliding patio door and casement window at the proposed rear elevation do not look directly into any neighbouring habitable space and maintain a 43m distance from the rear elevation of the dwelling to the rear. To further soften this, an established line of vegetation and foliage disrupts any minimal view line.
- 8.17 The separation distance between two principal windows to habitable windows should be a minimum of 21m, according to the Good Design Guide. In this case, there is a separation distance of 43m maintained from the rear facades of any neighbouring properties to the rear and therefore there will not be any loss of privacy caused by this further projection.
- 8.18 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. No element of the neighbouring properties have direct views of a blank elevation of the proposals and will therefore not result in oppressive development.
- 8.19 There is a risk that the single-storey rear extension proposed adds to a series of existing single-storey rear extensions, which may result in a series of dwellings that look uniform in scale and massing but which may regrettably contribute to a sense of overdevelopment and overbearing elevations along the rear. However, given the

depth of the rear gardens of said properties, this significantly mitigates any feeling of overbearing development within the space.

- 8.20 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.21 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. Despite this guidance, it is noted the proposals are provided with private outdoor amenity space that exceeds 151m² in total area and 16m in length, which is compliant with the Good Design Guide.
- 8.22 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 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.

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 received by the Local Planning Authority as follows:

- Application Form
- Proposed Floor Plan and Elevations - Drg No 1705 01
- Site Location Plan - Drg No.1705/SL
- Block Plan - Drg No. 1705/BP
- All received by the Local Planning Authority on 11/09/25

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. 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 building.control@blaby.gov.uk or call 0116 272 7533