

Delegated Report

Planning Reference 26/00647/HOU
Applicant Ms Anna Murphy



Hinckley & Bosworth
Borough Council

Ward Cadeby, Carlton, Market
Bosworth & Shackerstone

Application Site 5 Orton Close, Carlton

Proposal Single storey side extension

Case Officer Jack Playle (Technical Planning Assistant)

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 a single-storey north-western side extension at 5 Orton Close, Carlton. The proposal would extend 4.6 metres in width at a depth of 3.5 metres beyond the north-western side elevation of the property to accommodate a kitchen extension. The development would feature a 3.4-metre-high mono-pitched roof that would have an eaves height of 2.5 metres. The proposed side extension would be constructed with materials to match that of the existing dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the northeast of Orton Close to the east of, and within, the rural hamlet of Carlton. The application site comprises a detached two-storey four-bedroom dwelling that is constructed in a quasi 'L' shape with a red brick finish and features an integrated garage. Orton Close is wholly residential in character, but agricultural open fields are adjacent to the rear of the property to the north and northwest.

4. Relevant Planning History

- 4.1. There is no relevant planning history within this application site that is applicable to the current development proposals.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity of the site. No responses have been received.

6. Consultation

- 6.1. Carlton Parish Council raised no objections to the proposed works. No further responses have been received.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 13: Rural Hamlets

- 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') (2026)
- National Design Guide ('NDG') (2019)
- Planning Practice Guidance ('PPG')

- 7.4. Other Relevant Guidance:

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

8. Appraisal

- 8.1. NPPF Policy S4(1) confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

8.2. 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

8.3 NPPF Policy DP3(1) confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. 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.

8.4 The proposal would be single storey in massing and would be located to the north-western side elevation of the host dwelling into its rear garden. As such, it is considered that there would be very limited public views of the proposed extension and the development would not be considered to have a material impact upon the principal elevation of the property, or the character of the wider street scene along Orton Close.

8.5 Given the above, and by virtue of the size, scale, height, and appearance of the development, the proposal would be considered to be clearly subordinate to the main dwelling and would complement the character of the host dwelling and the surrounding area in accordance with NPPF Policy DP3, Policy DM10 of the SADMP, and the Council's Good Design Guide.

Impact upon Residential Amenity

8.6 NPPF Policy P3(1) states that development proposals should be appropriate for their location, taking into account the likely effects, including cumulative effects, of pollution on health, living conditions and the natural environment, whether these effects are on or off-site, and whether they arise as a result of the development itself or pre-existing conditions in its vicinity.

8.7 Policy DM10(a) and (b) of the SADMP state that 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.

8.8 The closest neighbouring properties to the proposed development would be 4 Orton Close to the southwest and 89 Main Street to the northeast.

- 8.9 The proposal would be 6.4 metres from the northern side elevation of 4 Orton Close, and the scheme would not extend beyond this neighbouring property's rear elevation. The proposed extension would also be separated from the rear elevation of 89 Main Street by 4.7 metres.
- 8.10 In light of these separation distances, the orientation and siting of all three properties, and the single storey massing and proposed height of the development, the proposal would not be considered to result in any significant adverse impacts to the residential amenity of the occupiers of the host dwelling, nor the amenity of neighbouring residential properties as a result of overlooking or loss of privacy, or any overbearing or loss of light impacts in these site-specific circumstances. By virtue of these factors, the proposal would be considered to accord with NPPF Policy P3 and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.11 NPPF Policy TR6(4) states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety.
- 8.12 NPPF Policy TR4(1)(e) requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.
- 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 requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.15 The development would not make any amendments to the existing site access arrangements and would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any material impact upon highway safety or the road network in accordance with NPPF Policies TR6 and TR4, and Policies DM17 and DM18 of the SADMP.

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 having regard to all relevant material considerations, it is recommended that planning permission 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 on 16 July 2026 as follows:

- As Proposed – Scheme 02 Drw No.03D
- Block and Location Plan Drw No.05

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.