

Delegated Report

Planning Reference **26/00657/HOU**
Applicant **Georgi Mann**
Ward **Groby**

Application Site **67 Markfield Road, Groby**

Proposal **Single storey rear extension**

Case Officer **Rudi Simpson**



Hinckley & Bosworth
Borough Council

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 at 67 Markfield Road Groby. The proposed extension would extend across the entire width of the property at a depth of 2.7 metres beyond the existing rear elevation. The scheme would be constructed with a 3.5-metre-high mono-pitched roof and materials that match those used in the construction of the original dwelling.
- 2.2. In addition to the external works, the scheme proposes internal changes which would create a new dressing room and en-suite for the master bedroom on the first floor following the relocation of bedroom four, and the conversion of the existing garage on the ground floor to create a utility, WC and storeroom.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located in an elevated position on the southern side of Markfield Road ('A50') to the north of, and within the settlement of, Groby. The application site is within the National Forest, and it is bounded by residential properties to the east and west, the Groby Scout hut to the south, and the A50 to the north. The slip road onto the A50 from Groby is also to the east of the site. The application site comprises a two-storey semi-detached property that is set back from the public highway and features a single storey mono-pitch front extension that accommodates a porch and an integrated garage. The property is constructed with a red brick finish and concrete roof tiles, and a partial rendered finish on the first floor of its principal elevation.

4. Relevant Planning History

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|------|--|-----------|--------------------------|
| 4.1. | 82/00572/4
Extension to house | Permitted | (determined: 20.07.1982) |
| 4.2. | 80/00775/4M
Extension to house | Permitted | (determined: 02.09.1980) |
| 4.3. | 78/01381/4M
Alterations and extensions | Refused | (determined: 28.11.1978) |

5. Publicity

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

6. Consultation

- 6.1. No 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

- 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. NPPF Policy DP3(2(c)) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.4 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. The Good Design Guide states that 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.

8.5 The proposed development would be single storey in massing and would therefore be considered to appear subordinate to the two-storey host dwelling. Due to its position on the rear elevation of the property, it is considered that there would be very limited views of the proposed development. As a result, the proposal would not be considered to result in any material impact to the principal elevation of the property.

- 8.6 In light of the above, and by virtue of the proposed size, scale, siting, massing, height, design and use of matching external materials, the development would be considered to integrate with and enhance the character of the existing dwelling and the surrounding area. The proposal would therefore be considered to accordance with NPPF Policy DP3, Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.7 NPPF Policy P3 requires development proposals to provide healthy living conditions for occupiers and not give rise to, or contribute to, unacceptable levels of pollution or access to daylight and sunlight for neighbouring residents and occupiers.
- 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, 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. The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.9 There are no residential properties to the north or south of the site. Therefore, the two closest residential properties to the development would be 65 Markfield Road to the east and 69 Markfield Road to the west. No windows are proposed on the side elevations of the development and therefore it is not considered that the scheme would result in any overlooking or loss of privacy impacts to these neighbouring properties.
- 8.10 69 Markfield Road is in an elevated position in relation to the application dwelling and the rear elevation of this property would be separated from the development by 10.1 metres. In light of these factors, and due to the single massing of the scheme and its proposed size, scale, and height, the proposal would not be considered to result in any significant adverse impacts to the residential amenity of this neighbouring property.
- 8.11 However, the development would be immediately adjacent to 65 Markfield Road. Based on the approved plans of application 18/00619/HOU, the current proposal would be adjacent to the principal habitable window to the lounge of this neighbouring property. Due to the depth of the proposed development, the scheme would be considered to contravene the Good Design Guide's 45-degree rule of this principal habitable window by approximately 15 degrees. This would be likely to result in loss of light to this neighbouring property.

- 8.12 Whilst the scheme would be likely to result in a degree of harm to the residential amenity of this neighbouring property, it is noted that a proposal of this size and scale could be undertaken without planning permission under Permitted Development Rights, which is a significant material consideration within the determination of this application. In light of this, and by virtue of its size, scale, height, massing, and proposed roof design, the proposed single storey rear extension would not be considered to result in loss of light to this neighbouring property to a degree that would result in a significant adverse effect upon their residential amenity in these site-specific circumstances.
- 8.13 In summary, the proposed development would not be considered to result in any significant adverse effects upon the residential amenity of the occupiers of the application dwelling or the residential amenity of neighbouring properties in these site-specific circumstances. By virtue of the above, the proposal would therefore be considered to comply with NPPF Policy P3, and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.14 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; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.
- 8.15 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
- 8.16 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.
- 8.17 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide ('LHDG')) (2024).

- 8.18 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. Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms to provide a minimum of three off-street parking spaces.
- 8.19 The scheme does not propose any changes to the number bedrooms within the property, nor any changes to the vehicular access to the site. The development would be considered to retain adequate off-street parking provision for the size of the dwelling. By virtue of these factors, it is considered that the proposal would not have a significant adverse 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 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 on 20.07.2026:

- Plans and Elevations- Including Existing and Proposed. Drw No.2026/9699/01A

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 of the proposed extension and alteration 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).

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.