

Delegated Report

Planning Reference: 26/00400/HOU
Applicant(s): Tina Pickering
Ward: Markfield Stanton &
Fieldhead



Hinckley & Bosworth
Borough Council

Application Site: 3 The Coppice, Markfield

Proposal: 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. The proposal seeks planning permission for a single-storey rear extension projecting approximately 3.6m from the rear elevation of the host dwelling and spanning a width of 5.6m at its west side, attached to the integrated garage and finished in matching facing brick. The extension would provide a sitting room and would feature a flat roof design incorporating a centrally positioned roof lantern measuring approximately 2m by 1.5m, bringing the maximum height to 3.6m. The rear elevation would include aluminium bi-fold doors opening onto the rear garden and a standard casement window at its east elevation.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 3 The Coppice, Markfield. It is a single-storey detached dwelling, finished in facing brick and forms part of a series of dwellings of similar scale and massing. The application dwelling features an integrated garage at its east elevation and a dual-pitched roof. It features a small white uPVC conservatory centrally to its rear elevation which is to be removed as part of the proposals.
- 3.2. The application site sits at the southern side of a cul-de-sac, within the settlement boundary of Markfield and under the constraints of both the

National and Charnwood Forests. It is not part of a conservation area. The property is separated from open parkland to its south by heavy established vegetation.

4. Relevant Planning History

03/00234/CTPO

- Works to two trees
- CC
- 09.04.2003

06/00804/CTPO

- Works to trees
- CC
- 28.07.2006

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.

6. Consultation

- 6.1. There have been no objections from the following consultees:
 - Markfield Parish Council

7. Policy

- 7.1. Core Strategy (2009):
 - No relevant policies
 - 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. Markfield Neighbourhood Plan 2020 – 2039 (MNP) (2021):
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- Policy M10: Design

7.4. National Planning Policies and Guidance:

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

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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. Given its depth of 3.6m and maximum height of 3.6m, the single-storey rear extension would be considered acceptable under permitted development.

8.3. The extension proposed is broadly comparable in footprint to the uPVC conservatory which is to be removed as part of the proposals, therefore there is not a significant increase in scale and massing as part of these proposals.

8.4. Furthermore, at only 20m² the footprint of the extension would remain subordinate and proportionate to the main dwelling, which complies with Good Design Guidance on rear extensions. The width would only incorporate just shy of half of the property's original rear elevation.

8.5. Given that the proposed use of facing brick would match the main dwelling, this is seen to present a consistent design that accords with Good Design Guidance.

- 8.6. The aluminium bi-fold door to the rear elevation and casement window to the west elevation would not disrupt the window patterns along the rear elevation of the dwelling. The rooflight atop the flat roof would not present design harm, given its dimensions (an additional height of 40cm).
- 8.7. Although flat rooms are normally resisted on design grounds, its proposed position to the rear mitigates any visual harm and would not result in any harm to the street scene. Additionally, the eaves height of the proposed extension extending above the eaves height of the main dwelling is not considering good design, however any harm to visual amenity is restricted to private views from neighbouring gardens.
- 8.8. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy M10 of the Markfield Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.9. The dwelling sits adjacent to Nos. 4 and 2 The Coppice. The latter of which is sat topographically higher than the application property; the former is topographically lower. To the rear of the site is large open parkland.
- 8.10. The windows proposed along the rear and western elevations would not result in loss of privacy for neighbouring properties, given their positioning sited forward of the rear elevation of No. 2 and no direct intervisibility with No. 4. Further mitigating this is their differing topographical level.
- 8.11. Given the rear elevation would project by a modest 3.6m and not significantly beyond the rear elevations of the neighbouring dwellings, the 8m separation distance to the nearest neighbouring elevation would not present any undue sense of overbearing impact.
- 8.12. The rear extension would not result in loss of light, largely given its projection and the presence of the attached garage at the east elevation of the property. Given the topographical layout of the site, the proposal would not result in additional shadowing for neighbouring properties.
- 8.13. By virtue of the above 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.
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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**

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 Ground Floor Plan, Drg No. Pickering-T-1a-02
- Proposed Elevations, Drg No. Pickering-T-1a-05
- Site Location, Block Plan, Drg No. Pickering-T-1a-06
- All received by the Local Planning Authority on 30/04/26

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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development 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.
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