

From: plot64@talktalk.net <plot64@talktalk.net>
Sent: 09 June 2026 17:27:29 UTC+01:00
To: "Lindon Morgan" <Lindon.Morgan@hinckley-bosworth.gov.uk>
Cc: "Philip Baumber" <baumberp1955@gmail.com>
Subject: FW: Planning Application 26/00142/HOU Proposed Single Storey Front Extension at 12 Manor Crescent, Stapleton
Attachments: MARK BURKE Block Plan A3.pdf, MARK BURKE Proposed amended PLAN AND Section A3.pdf, MARK BURKE PROPOSEDamended Elevations A3.pdf
Categories: Lindon

Hi Lindon,

The applicant has instructed me to review the file following the correspondence below and after visiting the site, I feel it would be constructive to arrange a site meeting to discuss an agreeable solution for all parties, particularly as the local context needs to be fully weighed in the consideration of scheme given the policy guidance cited below.

On this basis would you be so kind to let us know your availability?

Kind Regards,

Simon

From: Philip Baumber <baumberp1955@gmail.com>
Sent: 01 June 2026 17:20
To: Simon Cheshire <plot64@talktalk.net>
Subject: Fwd: Planning Application 26/00142/HOU Proposed Single Storey Front Extension at 12 Manor Crescent, Stapleton

Hi Simon,

I forward the response from Lindon Morgan to the amended plans and elevations in response to his initial comments.

We look forward to your comments.

Many thanks,

Phil

----- Forwarded message -----

From: **Lindon Morgan** <Lindon.Morgan@hinckley-bosworth.gov.uk>
Date: Mon, 1 Jun 2026 at 13:52
Subject: Planning Application 26/00142/HOU Proposed Single Storey Front Extension at 12 Manor Crescent, Stapleton
To: baumberp1955@gmail.com <baumberp1955@gmail.com>
Cc: mark160670@yahoo.com <mark160670@yahoo.com>

Good afternoon Mr Baumber,

Thank you for the above amended submission of the householder planning application **26/00142/HOU** which you submitted via email correspondence dated 12th May.

Following a detailed assessment of the submitted plans and supporting information, I am now writing to advise you of the Local Planning Authority's concerns regarding the proposal.

Having carefully considered the application against the adopted development plan and the Council's design guidance, officers have concluded that the proposal raises significant concerns in respect of its scale, design, proportions and relationship with the host dwelling. As currently proposed, the development is considered to conflict with the design principles set out within the **Hinckley & Bosworth Borough Council Good Design and Policy DM10(c) of the Site Allocations and Development Management Policies Development Plan Document (2006-2026)**.

The principal concerns are as follows:

1. Excessive front projection / impact on the character of the dwelling and street scene

The proposed front extension projects approximately **3.6 metres** forward of the principal elevation of the dwellinghouse. This substantially exceeds the guidance contained within the Council's **Good Design Guide**, which advises that front extensions should generally project no more than **2 metres** beyond the principal elevation in order to remain subordinate to the host dwelling and to avoid appearing unduly prominent within the street scene. By virtue of its excessive projection, the proposed extension would appear visually intrusive and dominant when viewed from Manor Crescent. The development would significantly alter the established building line and would fail to integrate satisfactorily with the character and appearance of the existing dwelling and surrounding streetscape.

2. Excessive width and lack of subservience

The submitted plans indicate that the width of the proposed extension would exceed approximately **50% of the width of the original dwellinghouse**. The Good Design Guide advises that front extensions should generally occupy no more than half the width of the dwelling in order to maintain an appropriate degree of subservience and preserve the proportions of the host property. The proposed extension would therefore appear overly dominant in relation to the dwellinghouse and would fail to read as a subordinate addition. Officers consider that the scale and width of the proposal would result in an

unbalanced and visually prominent form of development that would detract from the character of the existing property.

3. Roof design and visual impact

Officers are also concerned by the proposed roof form. The submitted plans show a roof pitch that is noticeably steeper and more prominent than that of the principal roof of the dwellinghouse. This results in a roof design that appears incongruous and at odds with the established architectural form of the property. Furthermore, the increased roof height and altered roof profile would partially obstruct the principal first-floor window, creating an awkward and unsympathetic relationship with the existing dwelling. The roof design therefore further contributes to the excessive visual prominence of the proposal and reinforces concerns regarding its overall design quality.

Policy Conflict

For the reasons outlined above, officers consider that the proposal would fail to respect the scale, proportions, massing and architectural character of the host dwelling and would cause harm to the character and appearance of the surrounding area. Accordingly, the proposal is considered to be contrary to the design principles contained within the Council's adopted **Good Design Guide** and Contrary to **Policy DM10(c) of the Hinckley and Bosworth Local Plan (2006–2026) Site Allocations and Development Management Policies DPD**, which seeks to ensure that development complements or enhances the character of the surrounding area and to respects the scale, design, massing and character of the host property.

Given the extent of the concerns identified and the fundamental nature of the design issues outlined above, officers are not minded to support this application. It is not considered that further amendments would satisfactorily overcome the identified policy objections and, accordingly, no further amendments will be accepted the Local Planning Authority.

In light of the above, you are strongly advised to **withdraw the application**. Should you wish to do so, **written communication must be received within (7) days of the date of this correspondence**.

If confirmation of withdrawal is not received within this period, the application will proceed to determination on the basis of the plans and supporting information currently before the Local Planning Authority. In its current form, officers are likely to recommend refusal of planning permission for the reasons outlined above.

Yours sincerely,

Lindon Morgan
Senior Planning Enforcement Officer

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Advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

