

Delegated Report

Planning Ref: 26/00345/HOU

Applicant: Mr Jon Dixon

Ward: Markfield Stanton & Fieldhead

Site: 1 St Michaels Close Markfield Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single-storey side extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for the construction of a single-storey side extension to 1 St Michaels Close, Markfield.
- 2.2. The proposed single-storey side extension would project outwards from the existing north-east elevation by 3.50 metres for a depth of 9.30 metres. It would have a dual-pitched form measuring 2.35 metres to the eaves and 4.70 metres to the ridge.
- 2.3. The proposed external material would correspond to those used on the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a detached residential bungalow, situated within the settlement boundary of Markfield and the confinements of the National and Charnwood Forest.
- 3.2. The application dwelling itself has a predominant dual-pitched form, which extends to a mono-pitched form to the front porch, a prevalent design within the immediate street scene. It is characterised by a mixture of red facing brick and light stone to the walls, brown tiles to the roof and anthracite uPVC to the openings. A semi-detached flat roof single garage further sits to the south-west of the dwelling, and adjoins to the neighbouring garage, under the ownership of 2 St Michaels Close.
- 3.3. To the sites frontage sits a mixture of hardstanding/grassland with timber fencing and hedgerows to the north-east side and rear boundaries.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publication, no representations have been received.

6. Consultation

6.1. Markfield Parish Council:

- No representations have been received.

7. Policy

- 7.1. Markfield Neighbourhood Plan 2020-2039
 - Policy M2: Landscape Character

- Policy M10: Design
- 7.2. Core Strategy (2009)
- Policy 7: Key Rural Centres
 - Policy 8: Key Rural Centres Relating to Leicester
 - Policy 21: National Forest
 - Policy 22: Charnwood Forest
- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
- 8. Appraisal**
- 8.1. The proposed development is for extensions and alterations to existing to a property located within the settlement boundary of Markfield. As such, there is a presumption in favour of sustainable development under Policy DM1 of the adopted SADMP. The key issues in respect of this application are therefore:
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
- Design and impact upon the character of the area
- 8.2 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respect the materials of existing adjoining/neighbouring buildings and the local area generally.
- 8.3 Policy M2 of the MNP seeks to ensure that development is located and designed in a way that is sensitive to its landscape setting. The proposal is situated within area 6 (Thringstone/Markfield Quarries and Settlement); this area has a generally undulating landform but also includes several large quarries which have greatly altered the natural landform over time. The settlement is associated with lower levels and has a clustered form mainly built on a hillside. The A50/A511 and the M1 run nearby.
- 8.4 Policy M10 of the MNP seeks to ensure that development will only be supported where it is sympathetic to the local character and history unless of exceptional quality or innovative design.
- 8.5 The proposed extension would span the entirety of the north-east side elevation (with the exception of the existing porch) and would have a modest 3.50 metre projection as to appear subordinate to the existing dwelling. It would further have a dual-pitched form to complement the existing dwelling, with a replicating eaves and ridge height and the proposed external material would correspond to those used on the existing dwelling.
- 8.6 The dwelling occupies a corner plot, which is recognised within the Councils GDG to play an important role in within the street scene. Despite the proposals siting to

the north-east side of the dwelling, it would be screened existing boundary treatments in situ which are to be retained and as so would not significantly alter the appearance of the side elevation from the existing dwelling. A condition ensuring retainment of this hedgerow is further considered necessary to ensure that the character of the area is retained.

- 8.7 In light of the above, the proposal is considered to satisfy Policy DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.10 Policy M10 of the MNP seeks to ensure that development will only be supported where it does not significantly adversely affect the amenity of the residents in the area, including loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.11 The proposal would be screened entirely from the dwellings to the south-west as it would sit within the confinements of the existing building line bearing no adverse impacts upon 2 and 3 St Michaels Close. Due to the retainment of the existing boundary treatments to the north-east and the substantial 14.70 metre separation distance there would further be no adverse impacts upon 11 Upland Drive. Additionally, the proposal would further be situated 7.22 metres from the side elevation of 4 Upland Drive, but given its blank elevation and the sloping land levels of the south-east there would be no adverse impacts upon the occupiers.
- 8.12 In light of the above, the proposal is considered to satisfy Policy DM10 of the adopted SADMP and Paragraph 135(f) of the NPPF.

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. The proposed development is for a property located within the settlement boundary of Markfield. As such, there is a presumption in favour of sustainable development under Policy DM1 of the adopted SADMP, as long as the proposal is in accordance with the relevant policies of the adopted SADMP.
- 10.1 The proposed development has been assessed and the LPA can conclude that the proposed development would complement the character and appearance of the host dwelling, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with Policy DM10 of the adopted SADMP, Policy M2 and M10 of the MNP and the overarching principles of the NPPF. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 14th April 2026.

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), and Policies M2 and M10 of the Markfield Neighbourhood Plan (2021).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Existing, Proposed Elevations, Roof, Ground Floor Plans, Site Location Plan, Block Plan, Drg No. JD01-03-26PL as received by the Local Planning Authority on the 14th April 2026.

Reason: 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) and Policies M2 and M10 of the Markfield Neighbourhood Plan (2021).

4. During the construction period, none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. If any of the trees or hedges to be retained are removed, uprooted or destroyed or dies, a replacement shall be planted at the same place and that tree or hedge shall be of such size and species, and shall

be planted at such time, as maybe specified in writing by the Local Planning Authority.

Reason: To ensure that the existing hedges on the site are retained and protected 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) and Policies M2 and M10 of the Markfield Neighbourhood Plan (2021).

11.3 **Notes to applicant**

- a) 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.