

Delegated Report

Planning Ref: 25/01042/HOU

Applicant: Mr And Mrs David And Shron Ensor

Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 2 Penny Lane Barwell Leicester

Proposal: Single storey front and 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 a single-storey front and side extension at 2 Penny Lane, Barwell.
- 2.2. The proposed extension would project outwards from the existing side elevation by 2.50 metres for a width of 3.90 metres (including the 0.90 metres projection past the front elevation). It would have a dual-pitched which would measure 2.40 metres to the eaves and 3.95 metres to the ridge. Two single pane windows would sit to the side elevation and a personal door with sidelights to the front elevation.
- 2.3. An open sided canopy porch would adjoin to the north-west side of the proposed extension and would extend for a width of 2.20 metres. It would have a mono-pitched roof form supported by a metal post/bracket measuring 2.40 metres to the eaves and 3.72 metres to the ridge.
- 2.4. The proposed external materials would correspond with those of the existing.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Barwell. The dwelling is positioned on a corner plot with its side elevation fronting Fairacre Road. It is characterised by a dual-pitched roof form with red facing brick to the walls, brown concrete interlocking tiles to the roof and white uPVC to the openings.
- 3.2. The immediate surrounding street scene is relatively uniform in terms of design, finish and scale. A number of the dwellings have been historically extended to the front/side.

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 publications, no comments have been received.

6. Consultation

6.1. Barwell Parish Council;

'No objections.'

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan DPD (ESABAAP) (2014)

- Policy 22: Development and Design

7.2. Core Strategy (2009)

- Policy 3: Development in Barwell

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.4. 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)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

8.2 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3 Policy 22 of the ESBAAP seeks to ensure that new development is not detrimental to the character and appearance of the host dwelling or surrounding area and respects the scale, proportions, height and materials of the existing buildings, neighbouring structures and overall street scene.

8.4 The Councils Good Design Guide states that *'side extensions should appear smaller in scale and massing in order to be subordinate to the main building.'*

8.5 The Councils Good Design Guide states that *'extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.'*

In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation.'

- 8.6 The proposed single-storey side extension would have an appropriate depth of 2.50 metres and an appropriate width of 3.90 metres (including the 0.90 metres projection past the front elevation). An open sided canopy porch would adjoin to the north-west side of the proposed side extension and would extend for a width of 2.20 metres not covering more than 50% of the front elevation whilst only hosting a maximum projection of 0.90 metres satisfying the Councils Good Design Guide. The extensions would have a dual-pitched roof form to complement that of the main dwelling which would feature appropriate eaves and ridge heights as to appear subordinate.
- 8.7 Whilst the extension is slightly discordant with the existing building line and there would be some visual harm due to the protrusion towards Fairfield Road on this corner plot, this is mitigated by the existing boundary treatment and presence of similar extensions in the immediate context.
- 8.8 The proposed alterations to the fenestration would be minor and the proposed external materials would correspond with those of the existing.
- 8.9 By virtue of the above, the proposed extension would have no adverse impacts upon the character of the area in accordance with Policy DM10 of the SADMP and Policy 22 of the ESBAAP.

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.11 Policy 22 of the ESBAAP seeks to ensure that new development does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 The proposed extension would be set in from the existing rear elevation and would only extend forward of the existing front elevation by a modest 0.90 metres whilst being set away from 4 Penny Lane by 4.40 metres not resulting in any loss of light or overbearing impacts. No openings are proposed to the immediate side elevation retaining the privacy of current and future occupiers.
- 8.13 The proposed extension would be set away from 17 Fairacre Road by 22.20 metres with the proposed openings being predominantly screened by the existing vegetation and timber fencing. As a result, there would be no adverse impacts upon residential neighbouring amenity of no.17.
- 8.14 By virtue of the above, the proposed extension would be in accordance with Policy DM10 of the SADMP and Policy 22 of the ESBAAP.

Impact upon highway safety

- 8.15 Paragraph 115 (b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.16 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into

account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.

- 8.17 To support this, 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. 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 The Councils Good Design Guide states that '*Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.*'
- 8.19 The application dwellings parking provision would be unaffected due to its positioning to the rear of the site on Fairacre Road. Furthermore, no additional bedrooms would be created as a result of the application.
- 8.20 In light of the above, the proposal would comply with Policies DM17 and DM18 of the SADMP, the LHDG, the Councils Good Design Guide and the overarching principles 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 Barwell. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the neighbouring amenity of occupants surrounding the application site or upon highway safety or the existing parking provision. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10, DM17 and DM18 of the SADMP, Policy 22 of the ESABAAP, the general principles of the Councils Good

Design Guide 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 3rd November 2025.

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), Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD (2014), and the overarching principles of the National Planning Policy Framework (2024).

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

- Site Location Plan, Drg No. 6551/DSE/1;
- Proposed Floor Plan, Elevations, Drg No. 6551/DSE/4A;
as received by the Local Planning Authority on the 3rd November 2025.

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), Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD (2014), and the overarching principles of the National Planning Policy Framework (2024).

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.