

Delegated Report

Officer: Ashleigh Gade
Title: Senior Planning Officer

Planning Ref: 25/00204/HOU
Applicant: Mrs Karen Stew-Goddard
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Spring Hill Cottage, Station Road, Higham On The Hill

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. This application seeks planning permission for a single storey side extension at Spring Hill Cottage, Station Road, Higham On The Hill.
- 2.2. The proposed side extension extends 2.1 metres out from the existing side elevation of the dwelling and has a depth of 5.3 metres. It is set back 0.4 metres from the primary and rear elevations of the existing dwelling.
- 2.3. The proposed side extension has a lean-to roof form that contains two roof lights. The extension has a maximum height of 2.95 metres where it meets the existing dwelling, reducing to 2.6 metres adjacent the site's side boundary.
- 2.4. The proposed side extension is to have horizontal larch timber wall cladding and corrugated metal roofing.
- 2.5. The proposal also involves the removal and infill of two existing side windows on the kitchen and ensuite within the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The development site is located in the east of the village of Higham on the Hill, within the settlement boundary. It contains the application dwelling known as Spring Hill Cottage and an associated detached garage.
- 3.2. The development site fronts Station Road which is an unclassified road of mixed adoption.
- 3.3. The application dwelling, Spring Hill Cottage, is a single storey red brick dwelling with brown roof tile. It has an upper-level loft space with eyebrow dormers to the front and rear.
- 3.4. The detached garage is sited forward of the dwelling's primary elevation and is also constructed of red brick walls with a brown tile roof.
- 3.5. There is an existing brick fence boundary treatment along the site's front boundary to Station Road and along the eastern side boundary of the land.
- 3.6. Spring Hill Cottage is located on land formerly comprising part of the dwelling to the south, known as Spring Hill. The application dwelling and the associated garage were constructed in approximately 2001.
- 3.7. Immediately to the north of the development site is a driveway leading to land within the open countryside to the west and north-west of the site.

3.8. Further to the north and east of the development site the surrounds are predominantly residential. The dwellings along Station Road are typically semi-detached either single or two storey of brick construction with roof tile, though there are intermittent examples of detached dwellings.

3.9. To the south and west of the development site, beyond the land belonging to Spring Hill, is land within the designated open countryside.

4. Relevant planning history

None.

5. Publicity

5.1. The application has been publicised by posting a notice within the vicinity of the site and by sending out letters to local residents.

5.2. No responses have been received.

6. Consultation

6.1. No comments have been received from Higham On The Hill Parish Council.

6.2. LCC Ecology have advised that the development site is within 100m of a pond with Great Crested Newts. Since the proposed extension is located within areas of existing hardstanding and managed garden, it is considered that mitigation measures are acceptable in this instance to manage any potential risk.

The Applicant is to follow Reasonable Avoidance Measures (RAMs) and LCC Ecology have recommended a condition be applied to any permission.

7. Policy

7.1. Core Strategy (2009)

- Policy 12: Rural Villages

7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions and alterations to existing dwellings within settlement boundaries 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 on neighbouring residential amenity

- Impact upon parking provision

Design and impact upon the character of the area

- 8.2 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.3 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.4 Policy DM10 of the adopted 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.
- 8.5 The Council's adopted Good Design Guide provides further advice on the siting and design of dwelling extensions. The Good Design Guide states that side extensions should be designed so as to appear subordinate to the main dwelling. This should be achieved by setting side extensions down from the ridge and back from the front elevation of the existing dwelling by 0.5 metres.
- 8.6 The proposed single storey side extension would extend 2.1 metres out from the side of the existing dwelling. It would be set back 0.4 metres from the front elevation of the existing dwelling and does not extend beyond the existing rear elevation. It is visually subordinate to the existing two-storey dwelling by virtue of its single storey form and lean-to roof form.
- 8.7 The side extension would be constructed in timber wall cladding with a corrugated sheet metal roof. These materials do not match the existing dwelling. Nonetheless, the development site is screened from public view by the existing dwelling, the brick boundary treatments and the detached garage. It is therefore not considered the materials would have any undue visual impact.
- 8.8 The scale, mass, design and materials of the proposed side extension are therefore considered acceptable in their site context. The scale and appearance of the proposal does not dominate the existing dwelling and respects the character of the existing dwelling and the surrounding area in accordance with the Good Design Guide and Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.9 Policy DM10 of the adopted SADMP states that 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.
- 8.10 The Council's 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.
- 8.11 The Good Design Guide recommends that a principal window to a habitable room should be no less than 8 metres from the blank side of a single storey neighbouring property, rising to 14 metres for a two-storey property. In addition, the separation distance between two principal windows to habitable rooms should be a minimum of

21 metres. The exception to this is where amenity and overlooking are dealt with by good design. Notwithstanding this, every application is to be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.

- 8.12 The Good Design Guide states that single storey development may extend to the boundary of the property, however, in the spirit of good neighbourliness, an adequate distance of 1 metre between the property and its boundary should be encouraged.
- 8.13 The Good Design Guide seeks that dwellings of three or more bedrooms provide a minimum of 80 square metres of outdoor amenity space with a minimum length of 7 metres.
- 8.14 The proposed side extension has no windows and all natural light is provided through two rooflights. The neighbouring dwelling at 19 Station Road has windows on its southern elevation. These windows are separated from the blank wall of the proposed single storey side extension by 9.5 metres.
- 8.15 The proposed side extension is set back from the side boundary by 0.15 metres. This matches the set back of the existing detached garage from this side boundary. It is noted that the development site has an existing brick boundary wall and directly adjacent this is a plot of land containing a driveway and outbuildings. The neighbouring dwelling at 19 Station Road is already separated from the development site by these existing features. The side extension is only 1.2 metres taller than the existing brick boundary wall. As such, these features provide sufficient separation to maintain residential amenity without siting the side extension 1 metre from the boundary.
- 8.16 The development does not reduce the availability of outdoor amenity space to the rear of the existing dwelling, which is in excess of 80 square metres and has a minimum length exceeding 7 metres.
- 8.17 By virtue of these factors and the fact that there have been no objections to the scheme from neighbours, the proposal is not considered to result in any significant harm to the residential amenity of neighbours in accordance with the Good Design Guide and Policy DM10 of the SADMP.

Impact upon parking provision

- 8.18 Policy DM18 of the adopted SADMP requires that developments demonstrate an adequate level of off-street parking.
- 8.19 The LHDG seeks that two off-street car parking spaces be provided for a three bedroom dwelling. The minimum dimensions for off-street parking spaces is to be 2.4 metres by 5.5 metres. An additional 0.5 metres in width is required where the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side, increasing to 1 metre where the parking space is bounded on both sides.
- 8.20 The proposal does not result in the creation of additional bedrooms, nor does it change the existing parking areas on the site which are located to the front of the dwelling and within the detached garage.
- 8.21 The proposal is therefore considered to be in accordance with the LHDG and Policy 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. The proposal is considered to be acceptable when assessed against the overarching principles of the NPPF, policies DM1, DM10 and DM18 of the SADMP, and the guidance of the Good Design Guide. It is therefore recommended that planning permission be granted, subject to the imposition of appropriate 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Proposed Block, Site Location Plan, Drg. 2023 33 120
 - Proposed Elevations, 3D Visual, Floor Plan, Drg No. 2023 33 111
 - Proposed Floor, Roof Plans, 3D Visual, Drg No. 2023 33 110

All received by the local planning authority on 5 March 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. All materials associated with the carrying out of the development hereby approved shall be stored off the ground (for example on pallets) throughout the course of the development, including prior to the commencement of development, and all spoil/waste materials shall be removed from the site at the end of each working day, or stored in a skip.

Reason: To protect wildlife and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11.3 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.