

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/01087/HOU

APPLICANT DETAILS

Ms Jessica Lee

SITE ADDRESS

24 Marston Drive, Groby, Leicester, Leicestershire, LE6 0DY

PROPOSAL

Erection of a single storey rear extension

SITE DESCRIPTION

The application site is a two-storey semi-detached residential dwelling in the settlement boundary of Groby. The property is constructed of red brick, with white UPVC windows and a red door. It is set back from the highway with a driveway providing off road parking for at least two vehicles.

TARGET DATE FOR DECISION

19.01.2026

RELEVANT PLANNING POLICIES / GUIDANCE

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

National Planning Policies and Guidance:

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

Other Relevant Guidance:

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

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in this Report.

SITE CONSTRAINTS

The application site falls within the Impact Risk Zone of a Site of Special Scientific Interest (SSSI), however due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No responses were received from the neighbour consultation.

CONSULTEE RESPONSES

Grobby Parish Council raised no objection to the proposed development.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No There is no relevant planning history within this application site that is applicable to the current development.
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes Construction of the extension has already begun. The proposal would be single storey and positioned at the rear of the host dwelling. Whilst some of the extension would be visible from public views, the scheme would be set back from the principal elevation and would be considered to appear subordinate to the existing dwelling. By virtue of the size, scale, height, massing, and design of the development, and its set back from the principal elevation of the scheme, the proposal would not be considered to result in any significant harm to the character of the surrounding area.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes The extension is constructed of Thermalite blocks and would be finished with an off-white external silicon render. There are also examples of fully and partially rendered properties nearby so the scheme. Whilst the external finish would not match the existing materials, it would be considered to complement the existing dwelling and be in keeping with the surrounding area.

Are there any overlooking / privacy / residential or other amenity issues?	No The development would represent a single storey extension that extends beyond the rear wall of the dwellinghouse by 3 metres and to the side by 1.2m. All openings would be on the rear elevation which looks out upon the garden of the application dwelling. In light of the above and the location of the neighbouring dwellings, the proposal would not be considered to result in any overlooking or privacy issues to neighbouring residential amenity.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The development would be a single storey extension that spans the rear of the property and with a minor projection to the southern side elevation. Due to the size of the development and the plot, it is not considered the development is overbearing on the neighbouring properties.
Is there sufficient amenity space?	Yes The property occupies a large plot, and the extension would not involve any change to existing bedroom numbers. The site would retain ample private garden space, thus satisfying the requirements of the Good Design Guide.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No
Does the development impact on an archaeological site?	No

Flooding / Drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes The proposal does not involve the creation of any new bedrooms, and the scheme would not have a material impact on the property's existing off-street parking provision.
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Natural Environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	N/A
Has an ecological survey / protected species survey been submitted?	N/A
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A

Site visit

Has there been a site visit?	Yes A site visit was carried out on 4 December 2025
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Additional Observations**HUMAN RIGHTS ACT**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions/reasons at the end of this report.

CASE OFFICER

Rudi Simpson

Conditions/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:

- Existing and Proposed Floor Plans, Elevations and Site Plan DWG.NO. JL001 REV.3 (submitted: 24.11.2025)

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 external elevations of the proposed development hereby permitted shall be constructed with an off-white silicone rendered finish.

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 in accordance with the details within the Application Form (submitted: 10.11.2025).

Informatives

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.