

Erection of first floor front extension, single storey side and rear extension, single storey link extension, new front porch, conversion of existing garage to ancillary accommodation, new detached garage, new detached outbuilding and replacement gates and piers

Report Item No A2

Application Reference:  
26/00422/FUL

38A Main Street, Swannington, Leicestershire, LE67 8QN

Date Registered:  
25 March 2026

Grid Reference (E) 441554  
Grid Reference (N) 316318

Consultation Expiry:  
29 April 2026

Applicant:  
Ms S Dalby and Miss H Dalby

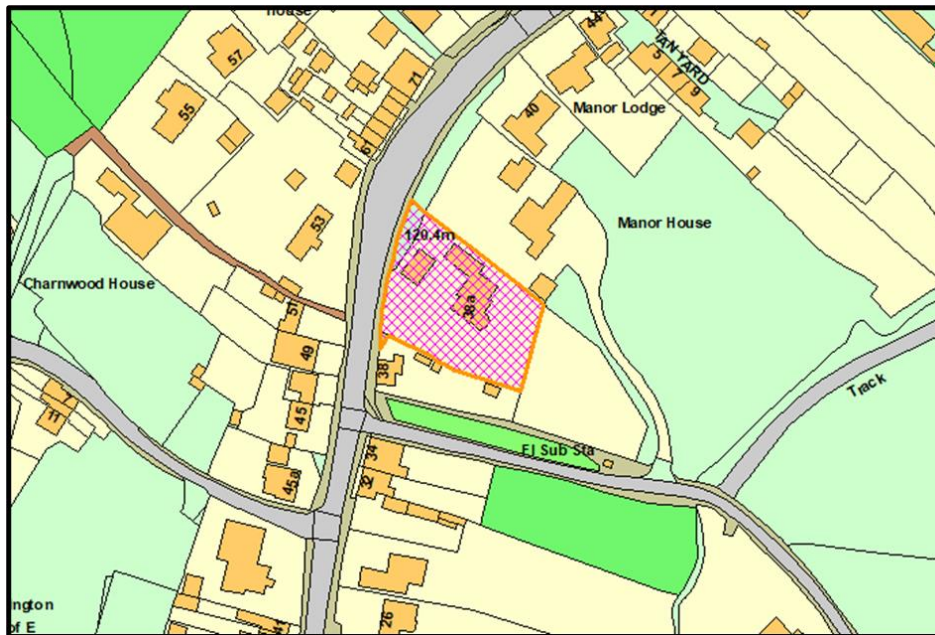
Determination Date:  
20 May 2026

Extension of Time:  
11 June 2026

Case Officer:  
Louise Forman

Recommendation:  
Permit, subject to conditions

### Site Location - Plan for indicative purposes only



### **Reasons the case is called to the Planning Committee**

This application is brought to Planning Committee as one of the applicants is an employee of the Council and the other applicant is related to the employee, and contrary representations to the recommendation to permit the application have been received.

It must be emphasised that the applicant who is the employee of the Council has not been involved in any way or form with the consideration of this application.

### **RECOMMENDATION – PERMIT, subject to the following conditions:**

1. Standard time limit (3 years).
2. Approved plans.
3. Materials
4. Incidental use only for outbuilding and new garage
5. Ancillary use as annexe only for converted garage
6. Minimum of three car parking spaces within the site

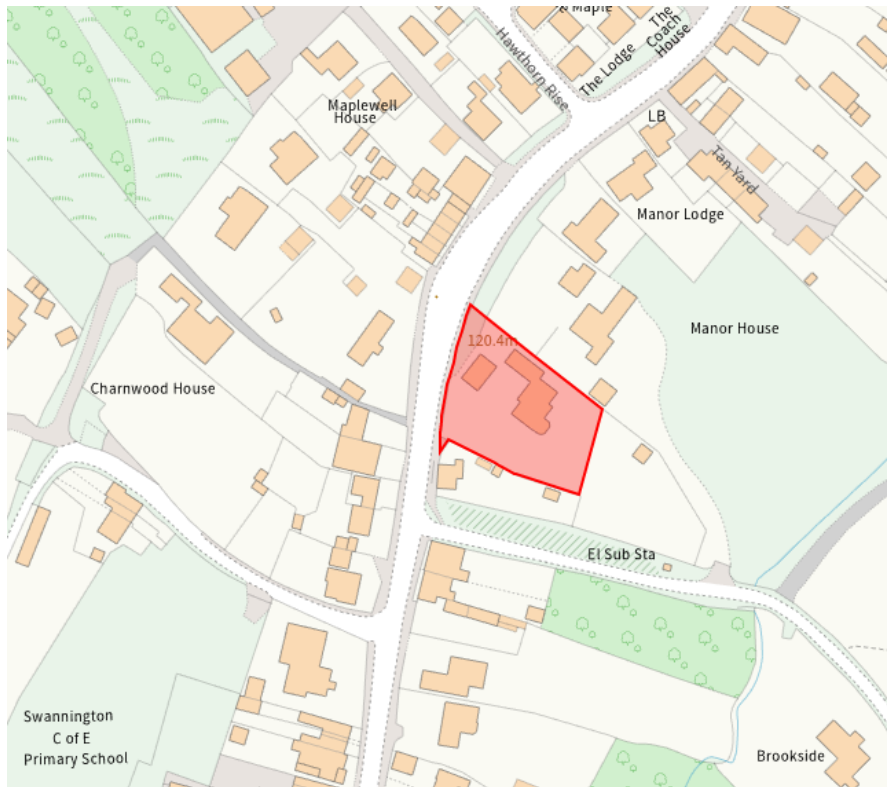
# MAIN REPORT

## 1. Proposals and Background

This application seeks full planning permission for extensions and alterations to this detached dwelling at 38A Main Street, Swannington. The full description of development is *'Erection of first floor front extension, single storey side and rear extension, single storey link extension, new front porch, conversion of existing garage to ancillary accommodation, new detached garage, new detached outbuilding and replacement gates and piers'*. The site is located on the eastern side of Main Street. The site is lower than that of the Main Street carriageway and slopes down into the rear garden. The area is characterised principally by a variety of detached, semi detached and terraced traditional house types of differing styles and designs.

Planning permission was granted last year under officer delegated powers (25/00446/FUL) for a scheme which included the erection of the first floor front extension, single storey side and rear extension and porch which form part of this current application. The current application also includes conversion of the existing detached garage to ancillary annexe accommodation together with a single storey extension to link the converted garage to the host dwelling, a new detached outbuilding, located to the rear of the host dwelling for use as a gym and games room, and new detached garage, located to the side of the host dwelling together with replacement gates and piers.

### Site Location Plan



## Aerial Image of Site Location



The application site consists of a two-storey detached dwelling with an existing detached garage located to the front of the site, as shown on the photos of the site from Main Street below. The proposed layout, existing and proposed elevations and floor plans are set out below the photos.





**Proposed Site Layout**





# Proposed Elevations



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Front Elevation (Link and Garage Omitted for Clarity)



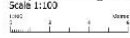
Proposed Side Elevation



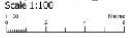
Proposed Garage Front Elevation  
Scale 1:100



Proposed Garage Side Elevation  
Scale 1:100



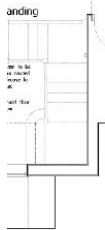
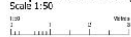
Proposed Garage Rear Elevation  
Scale 1:100



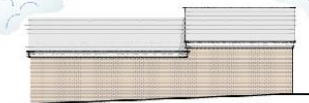
Proposed Garage Side Elevation  
Scale 1:100



Proposed Outbuilding Front Elevation  
Scale 1:50



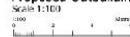
Proposed Outbuilding Side Elevation  
Scale 1:100



Proposed Outbuilding Rear Elevation  
Scale 1:100



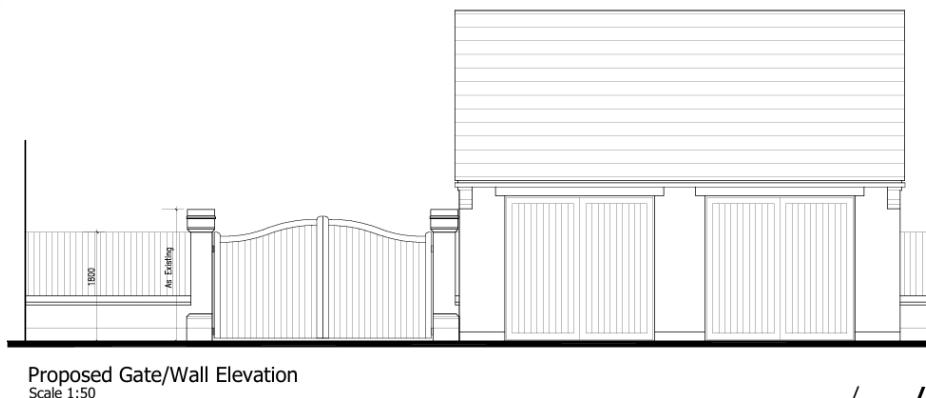
Proposed Outbuilding Side Elevation  
Scale 1:100



Notes

- This drawing is to be read in conjunction with Drawing No. 23-496-03 'Typical' of Newry
- This drawing is to be read in conjunction with Drawing No. 23-496-05, 06 and 06 'Planning Details'

- Materials Schedules
- Facing brickwork to match existing
  - Plain slip to match existing
  - UPVC windows
  - Aluminium sliding/folding doors



The supporting statement accompanying the application provides the following information about the application:

*The extensions to the dwelling include a two storey front extension to be constructed on top of the existing single storey section of the dwelling, the demolition and reconstruction of the front entrance porch to centre this with the gable over. The single storey extensions would be to the rear and side of the property to allow for an open plan kitchen/dining area. This would also include the removal of the existing conservatory.*

*The annexe accommodation would be located within the converted existing garage and include a single storey link to connect this to the main dwelling and using some of the host dwelling for the annexe. The annexe is for genuine use by a family member living in the house currently and this would be used in conjunction with the main home.*

*The proposals also include a new double garage structure to replace the existing garage, which will be located to the side of the house and then also a new outbuilding within the rear garden that will be on split levels to follow that of the garden. This will be used for a gym and games room.*

This site is situated within the settlement boundary of Swannington, and within the Limits to Development, as defined by the Policy Map to the adopted Local Plan (2021).

The Parish Council and neighbours have been consulted and the responses received have been considered in this report.

Precise details of the proposal are available to view on the submitted plans on the Council's website.

### **Relevant Planning History**

25/00446/FUL - Erection of first floor front extension, single storey side extension, new front porch and replacement gates and piers - Approved 12 May 2025.

01/00899/FUL - Erection of two storey dwelling and triple garage - Approved 18 January 2002.

## 2. Publicity

6 Neighbours have been notified.  
Site Notice displayed 30 March 2026  
Press Notice published 8 April 2026

## 3. Summary of Consultations and Representations Received

The following summary of representations is provided. All responses from statutory consultees and third parties are available to view in full on the Council's website.

**Conservation Officer** - No objections.

**Swannington Parish Council** – Objects to the application on the following grounds:

- Over intensive extending of this property
- This property is opposite to a Grade II Listed Building, the building of a new garage and outbuilding would be detrimental to the surrounding areas and views.

### Third Party Representations

One neighbour objection has been received which can be summarised as follows:

Grounds of Objections	Description of Impact
<b>Design/Amenity Issues</b>	<ul style="list-style-type: none"><li>- Over development of site</li><li>- Location of the proposed new garage will be in full view of neighbour's property</li></ul>
<b>Impacts on Heritage Asset</b>	<ul style="list-style-type: none"><li>- The Stone House is a Grade II Listed Building located opposite the application site, currently it has unhindered views of the countryside beyond 38A</li><li>- The new garage will significantly adversely affect these views</li><li>- Information submitted within the Heritage Statement as part of the previous application referred to the view from The Stone House and acknowledged the potential impact upon it</li></ul>
<b>Other Matters</b>	<ul style="list-style-type: none"><li>- Owners of 38A have not advised the neighbours of the new application or shown their plans in advance</li><li>- Concern regarding Potential Future Proposals for the Site</li></ul> <p>The Parish Council is opposed to the scale of the proposal</p>

## 4. Relevant Planning Policy

### National Planning Policy Framework (2024)

The following sections of the NPPF are considered relevant to the determination of this application:

Chapter 2. Achieving sustainable development  
Chapter 4. Decision-making  
Chapter 8. Promoting healthy and safe communities  
Chapter 9. Promoting sustainable transport  
Chapter 12. Achieving well-designed places  
Chapter 15. Conserving and enhancing the natural environment

### **Adopted North West Leicestershire Local Plan (2021)**

The North West Leicestershire Local Plan forms part of the development plan and the following policies of the Local Plan are relevant to the determination of the application:

S2 - Settlement Hierarchy  
D1 - Design of New Development  
D2 – Amenity  
IF4 - Transport Infrastructure and New Development  
IF7 - Parking Provision and New Development  
He1 - Conservation and Enhancement of North West Leicestershire's Historic Environment  
En1 – Nature Conservation  
En3 - The National Forest  
Cc2 – Water – Flood Risk  
Cc3 – Water – Sustainable Drainage Systems

### **Adopted Leicestershire Minerals and Waste Local Plan (September 2019)**

The Leicestershire Minerals and Waste Local Plan forms part of the development plan and the following policies are/policy is relevant to the determination of the application:

Policy M11: Safeguarding of Mineral Resources

### **Swannington Neighbourhood Plan (2023)**

The Swannington Neighbourhood Plan forms part of the development plan and the following policies of the Neighbourhood Plan are relevant to the determination of this application.

H2 – Settlement Boundary  
H4 - Design Quality  
ENV 4 – Protecting and Enhancing Biodiversity  
ENV 6 – Non-Designated Heritage Assets  
T1 – Traffic Management

### **Other Policies and Guidance**

Planning Practice Guidance  
Leicestershire Highways Design Guide  
North West Leicestershire Good Design Guide SPD – April 2026  
National Design Guide - Oct 2019  
The Habitats Regulations (The Conservation of Habitats and Species Regulations 2017)  
Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

## **5. Assessment**

### **Principle of Development**

The starting point for the determination of this application is Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan comprises of the adopted North West Leicestershire Local Plan (2021), the Swannington Neighbourhood Plan (2023) and the adopted Leicestershire Minerals and Waste Local Plan (2019).

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan and at Figure 3 of the Neighbourhood Plan, where the principle of development associated with an existing dwelling is considered acceptable subject to design, amenity and highway considerations and other material considerations.

In addition, the National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development. Paragraph 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole or where specific policies indicate development should be restricted.

The proposal seeks to extend the current property by converting an existing detached garage to ancillary accommodation for a family member and adding a single storey link extension, erection of a detached outbuilding and a detached garage together with new railing and gates. Other proposals included within this application have already been granted planning permission under 25/00446/FUL; a recent site visit revealed that this development has now been commenced.

In this case, the site is located within the limits to development therefore, the principle of development is considered acceptable, subject to compliance with all other relevant policies in the Local and Neighbourhood Plans and the NPPF.

### **Design, Character and Impact upon Street Scene**

The need for good design in new development is outlined in Policy D1 of the Local Plan, Policy H4 of the Neighbourhood Plan, the Council's Good Design Guide SPD, the National Design Guide and the NPPF.

The design and appearance of the elements previously approved under reference 25/00446/FUL were considered to be acceptable in terms of design and appearance as they were subservient to and mirrored the characteristics of the host dwelling. Furthermore, they were not considered to be overly prominent within the streetscene.

Within the current application, is proposed an outbuilding to be located close to the shared boundary with Manor Farm. The outbuilding would be located within the existing curtilage to the dwelling on site and provide a home gym and games room for the private use of the resident family. The games room has a footprint of 4m x 13.4m. The outbuilding would have an overall height of 4.45m that is stepped down to reflect the existing ground levels and would be positioned so as to not be significantly visible from public viewpoints.

The proposed detached garage has a footprint of 7.3 m x 6.45m and a ridge height of 5.525m, is of a traditional design which incorporates traditional garage doors. It is proposed to be located to the side of the host dwelling, set back very slightly from the dwelling's front elevation, with a length of wall, railings and gates between the dwelling and the new garage to secure the rear garden.

The conversion of the existing garage and the proposed link would provide annexe accommodation for a family member, the design of the proposal is such that the appearance of the former garage from beyond the site would remain unaltered with windows located on the internal elevation to the existing parking area, and the link to facilitate its conversion, is minor in scale and, due to its design and location between the two existing buildings, is considered to be acceptable in terms of its effect within the streetscene.

The additional elements, together with those previously approved under reference 25/00446/FUL, are considered to be acceptable in terms of their scale, design and appearance, subject to a condition to require that they are completed in materials to match those in the existing dwelling.

Notwithstanding the objections from the Parish Council and third party, for the reasons set out above, it is not considered that there are reasonable grounds to resist the proposals in relation to over development of the site, it is considered to be an acceptable form of development to a dwelling on a large plot which would not be significantly detrimental to the character and visual amenities of the existing dwelling and streetscene.

For the reasons set out in the report, it is considered that the proposal accords with Policy D1 of the Local Plan, Policy H4 of the Neighbourhood Plan, the Good Design Guide SPD and the NPPF.

## **Heritage**

The Stone House is a Grade II Listed Building located on the western side of Main Street, on the opposite side to the application site, which is shown on the photo below. As such, the proposed development must be considered against section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that when considering a planning application for development that affects a listed building or its setting the decision maker, "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess".



Paragraph 184 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance and Paragraph 192 states in determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy He1 of Local Plan is concerned with the conservation and enhancement of the historic environment. Policy H4 of the Neighbourhood Plan states that contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context.

The Conservation Officer has been consulted and has confirmed that he has no objections to the current application, and has identified no harm to the setting and significance of the Stone House or other heritage assets locally.

An objection from the Parish Council together with a third party representation have been received with particular reference to the interruption of the view from The Stone House, if the proposed new detached garage is permitted. The third party objection also refers to the Heritage Statement that was submitted with the previous planning application that makes reference to the views from The Stone House not being affected by the previous proposal. The view towards the site from the footway to the front of The Stone House is shown on the photo below; the garage would be located to the right hand side of the gate pillar. The proposed front elevation of the garage (along with the proposed gate and piers) are shown on the following page.





Proposed Gate/Wall Elevation  
Scale 1:50

/ /

In relation to the particular points raised, there was no restriction imposed within the original planning permission granted for the existing dwelling (01/00899/FUL) such that outbuildings of up to 4 metres in height (the garage would be 5.525 metres to the ridge) could be built in similar locations to those now proposed for the garage and outbuilding, without the need for planning permission to be obtained in each case.

The adopted Swannington Neighbourhood Plan refers to important views within the parish but the view from The Stone House is not one that is mentioned within the Plan.

Whilst there would be some impact on the uninterrupted vista from the listed building, the distance of the proposed garage from The Stone House is over 46 metres and it would be of a traditional design, in keeping with and subservient to the host dwelling and the streetscene. In conclusion, it is not considered that the proposals would have a significant impact resulting in harm to the setting of the Listed Building to warrant refusal of the application.

The site is identified as a non-designated heritage asset under Policy Env 6 of the Neighbourhood Plan. However this principally relates to Manor Farm, which adjoins the site to the north, which is considered to be important for its contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The proposals would not be visible in views of Manor Farm from Main Street due to the mature evergreen trees on the boundary between the properties, or from the rear garden to No. 38 due to vegetation on the boundary. Therefore the proposals would not adversely impact on the setting of the non-designated heritage asset.

### **Residential Amenities**

Policy D2 of the Local Plan (2021) requires that proposals for development should be designed to minimise their impact on the amenity and quiet enjoyment of both existing and future residents within the development and close to it. Policy H4 of the Neighbourhood Plan requires that proposals should minimise the impact on general amenity.

The neighbouring dwellings most immediately likely to be impacted upon as a result of the proposal would be the adjacent neighbours at the Manor House, which lies to the north of the site, and 38 Main Street which lies to the south of the site.

In terms of The Manor House and the previous application, it was considered that the relationship between the two dwellings and the proposed extensions was acceptable given the distance between the two dwellings and the presence of a brick wall along the common boundary. Some existing tree planting within the adjacent property also helped to screen the first floor development. Whilst roof lights were proposed at first floor level these would be located at high level at sufficient height above the internal floor level to prevent overlooking of the neighbouring property.

In terms of the further development proposed within the current application, the two proposals sited closest to the neighbour at The Manor House would be the proposed single storey link between the converted garage and the existing dwelling, and the proposed outbuilding.

The proposed link building is of minor scale and set away from the shared boundary. It is not considered that this element would have any significant effect on the amenities of the neighbouring dwelling.

The outbuilding is proposed to be located in the rear garden, close to the shared boundary with Manor Farm, but partially behind an existing outbuilding in the adjoining neighbouring garden. A view northwards towards the site of the outbuilding is shown on the photo below.



Given that the proposal would be single storey, there is existing boundary treatment between the two properties (wall and semi mature trees) and that The Manor House is set away from the shared boundary and has a large private garden, it is considered that the outbuilding would not result in any significant effects on the neighbours' amenity..

The nearest neighbour to the southern is side of the application site is No. 38 Main Street. The part of the proposal nearest to this shared boundary is the new detached garage which would be located adjacent to the side of the neighbours' garage at No. 38 as shown on the photo below. As such it is not considered that the proposed garage would have any significant effect on this neighbours' amenities.



Overall, for the reasons set out above, it is not considered that the proposal would result in significant impacts upon surrounding residential amenities in terms of overshadowing, oppressive or an overbearing nature and would accord with Policy D2 of the Local Plan, Policy H4 of the Neighbourhood Plan and the Council's Good Design Guide SPD.

### **Highway Considerations**

Policy IF4 of the Local Plan (2021) requires that development takes account of the impact upon the highway network and the environment, including climate change, and incorporates safe and accessible connections to the transport network to enable travel choice, including by non-car modes, for residents, businesses and employees. Policy IF7 of the Local Plan (2021) requires that development, incorporate adequate parking provision for vehicles and cycles in order to avoid highway safety problems and to minimise the impact upon the local environment. Policy H4 of the Neighbourhood Plan requires adequate off-road parking to be provided and Policy T1 sets out the criteria for all development to minimise any increase in vehicular traffic.

The County Highway Authority (CHA) has not been consulted on this application as there is existing parking provision on the front of the property sufficient for the required three parking spaces which would be retained, in line with the current parking standards, (without taking into account the spaces provided within the proposed new detached garage). The proposal would therefore, accord with the Leicestershire Highway Design Guidance (LHDG).

Taking the above into account the proposal is not considered to result in an unacceptable impact on highway safety or the wider highway network. This would therefore comply with Policies IF4

and IF7 of the North West Leicestershire Local Plan, Policies H4 and T1 of the Neighbourhood Plan, the relevant paragraphs of the NPPF as well as the Leicestershire Highway Design Guide.

### **Biodiversity Net Gain**

Policy En1 of the adopted Local Plan states that proposals for development would be supported which conserve, restore or enhance the biodiversity in the District. This is supported by Paragraph 186 of the NPPF which states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Policies H4 and Env 4 of the Neighbourhood Plan require development to protect and enhance biodiversity.

Almost all of the proposals would be located on areas that are hardsurfaced, other than the garage which would be on an area of grass within the garden, and as such it is considered unlikely that any protected species would be adversely affected.

The mandatory requirement for 10% Biodiversity Net Gain (BNG) for small sites as required by the Environment Act came into force on 2 April 2024.

The biodiversity gain requirement does not apply to householder development and therefore, the proposed development would not be required to demonstrate 10% BNG.

Given the above, the development would accord with Policy En1 of the Local Plan, Policies H4 and Env 4 of the Neighbourhood Plan and the NPPF and Planning Practice Guidance.

### **Flood Risk**

The site is situated within Flood Zone 1, an area at lowest risk from fluvial flooding, and is not identified as an area at risk of surface water flooding, as defined by the Environment Agency's Flood Map for Planning.

It is considered that the proposal would not result in flooding or surface water drainage issues and consequently would accord with the aims of Policy Cc2 and Cc3 of the adopted Local Plan and Policy H4 of the Neighbourhood Plan.

### **Other Matters**

Potential future plans to further develop the site and impact on views are not material planning considerations and so are not matters that can be considered as part of this planning application.

### **Conclusion**

The principle of the development is acceptable. The proposal is not considered to have any significant detrimental impacts in terms of character of the area, residential amenity, the nearby heritage assets, flooding or highway impacts. There are no other relevant material planning considerations that indicate that planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the adopted Local Plan, the policies within the Swannington Neighbourhood Plan and the advice in the NPPF. Accordingly, the application is recommended for planning permission, subject to the suggested planning conditions.