



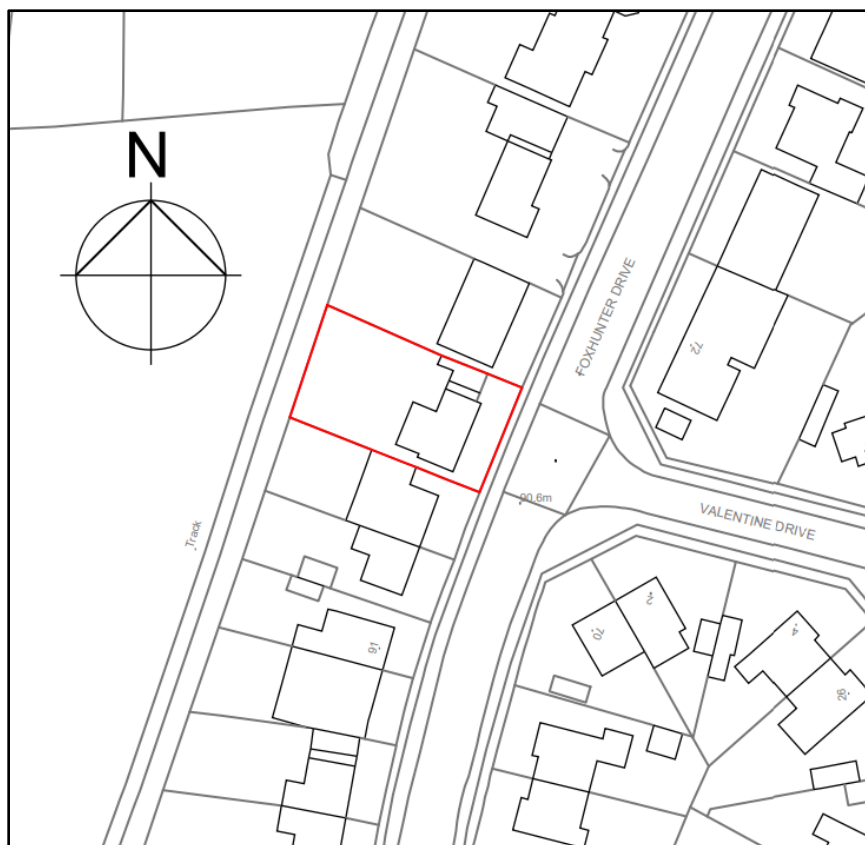
Development Control Committee	Thursday, 27 November 2025	Matter for Decision
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Report Title: **97 Foxhunter Drive, Oadby, Leicestershire, LE2 5FH (Ref. No. 25/00104/FUL)**

Case Officer(s): **Max Heagin (Senior Development Control Officer)**

Site Address:	97 Foxhunter Drive, Oadby, Leicestershire, LE2 5FH
Application Description:	Erection of two storey side and rear extension including demolition of garage, single storey front porch extension and single storey rear extension including demolition of conservatory and creation of first floor roof terrace above.
Purpose of Report:	To consider and determine the planning application accordingly. The application is brought before committee as the applicant is related to a member of the authority.
Recommendation(s):	That the application be PERMITTED planning permission in accordance with the submitted documents and plans subject to the prescribed conditions and informatives.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	Teresa Neal (Strategic Director) (0116) 288 8961 teresa.neal@oadby-wigston.gov.uk Adrian Thorpe (Head of the Built Environment) (0116) 0116 257 2645 adrian.thorpe@oadby-wigston.gov.uk Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk Max Heagin (Senior Development Control Officer) (0116) 257 2716 max.heagin@oadby-wigston.gov.uk
Consultees:	No statutory consultations required.
Background Papers:	Search application reference no. 25/00104/FUL via Public Access to access all available documents (e.g. assessments, plans, forms etc.)
Appendices:	1. Case Officer's Presentation (Ref. No. 25/00104/FUL)

1. Site and Location



- 1.1 The site is located within the settlement of Oadby and is occupied by a large two storey detached property located to the west side of Foxhunter Drive in Oadby backing onto the Leicester Racecourse. The area is characterised by two storey detached and semi-detached properties of a few distinct house types though a number of properties have been previously extended at both ground and first floor level contributing to a mixed built form on the street scene.
- 1.2 The area is characterised by two storey detached properties and detached bungalows of a few distinct original house types though many have been previously extended contributing to a mixed built form.
- 1.3 The development site reflects a common house type on the street scene characterised by a gable ended pitched roof, tile hanging on the first floor of the principal elevation and a single storey side garage. It is noted that other properties of this house type have been previously extended including No.74 & No.80.
- 1.4 This proposal has been brought to Committee due to the applicant's relationship with a serving Council Member.

2. Description of Proposal

- 2.1 The application seeks planning permission for the erection of two storey side extension replacing the existing garage and extending approximately 4m past the rear of the existing dwelling. A single storey rear extension to replace the existing extension would also project approximately 4m in line with the two-storey extension with a roof terrace incorporated above. A single storey pitched roof front porch extension is also proposed on the existing front door.

- 2.2 Following discussions with the Local Planning Authority the scheme was amended to incorporate a timber slated privacy screen to the south side of the roof terrace to protect the amenity of neighbouring residents.
- 2.3 All materials are proposed to match the existing dwelling whilst the window fenestration is to match the existing windows in respect of scale and design.

3. Relevant Planning History

- 3.1 N/A

4. Key Consultations and Responses

- 4.1 N/A

5. Neighbour and Resident Responses

- 5.1 Neighbours have been notified by site notice posted on 02.05.2025 with no letters of representation being received at the time of writing this report.

6. Planning Policy Relevant to the Proposal

National Planning Policy Framework

- 6.1 The National Planning Policy Framework (NPPF) establishes the key principles for proactively delivering sustainable development through the development plan system and the determination of planning applications. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.2 Paragraph 2 of the NPPF states that '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*'.
- 6.3 Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These objectives are:
- An economic objective
 - A social objective
 - An environmental objective
- 6.4 Paragraph 11 states that '*Plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay*'.

Oadby & Wigston Local Plan

- Local Plan Policy 1 – Presumption in Favour of Sustainable Development
- Local Plan Policy 6 – High Quality Design and Materials
- Local Plan Policy 34 – Car Parking
- Local Plan Policy 44 – Landscape and Character

Residential Development Supplementary Planning Document (2019)

- 6.5 This Supplementary Planning Document (SPD) is a planning policy document that focuses on the design, character and use of materials of all new residential related development within the borough. All new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing.
- 6.6 Paragraph 3.2 states that: *'All new residential related development should have a relationship with its surroundings in terms of massing, height, balance, use of materials, roof shape and architectural detailing. The character and appearance of residential related development and how this fits with the local street scene are important considerations when deciding if proposed development is acceptable. All new residential related development should fit with the existing street scene and retain and / or enhance locally distinctive character.'*
- 6.7 Paragraph 3.3 states that: *'Residential extensions and enlargements should be in keeping with the character and appearance of the dwelling to be extended as well as the wider local area. There is a limit to the number of extensions which can be added to a property or to a site. What constitutes overdevelopment will vary from site to site, as each set of circumstances is unique. If extensions are beginning to overwhelm a property or if there is a large number of outbuildings in close proximity to each other, site boundaries or the main house, it may be that a site is already overdeveloped. In such circumstances additional development may not be appropriate. A key point of note, is that any extensions or enlargements should be visually subordinate to the existing dwelling that is to be extended.'*
- 6.8 Paragraph 3.4 states that: *'Whilst variety in design through changes in roof form or storey height will not be discouraged, new development should not be over-dominant or otherwise harmful to the locally distinctive appearance of the surroundings. Large dominant extensions are rarely satisfactory and particular care is needed in the case of front extensions to semi-detached or terraced properties.'*
- 6.9 Paragraph 3.5 states that: *'In order to improve the architectural quality of the built environment, a high standard of design will be required in all forms of development and external materials and finishes should be chosen to give a high quality appearance and identity to the scheme. Consideration should also be given to the boundaries (walls, railings, fences, hedges) and trees and vegetation within the area. Reference may also be made to the Council's non-statutory publication – 'OWBC Tree Strategy 2018 – 2023, Trees for Life' which is available via the Council's website.'*
- 6.10 Paragraph 3.6 states that: *'Roof form and style often contribute significantly to the appearance and character of a residential dwelling. A Victorian villa and a post war suburban semi-detached property are both residential dwellings which can be built out of red brick but the differences in their roof form helps define their character. Roof form also has an important part to play in ensuring an extension is appropriately designed.'*
- 6.11 Paragraph 3.7 states that: *'In order to ensure an extension is sympathetic to the original dwelling its roof should replicate the proportions, pitch, shape and materials of the main house. This is just as important for single storey extensions as those at two storey level.'*
- 6.12 Paragraph 3.17 states that: *'Residential dwelling extensions and enlargements should not only be designed to match and complement the existing dwelling style, but should also be constructed in matching, similar and / or complementary materials, where the existing materials are of an acceptable quality and standard. It should be noted that the use of matching materials is relevant to the extension in its entirety, for example the façade, the side(s) and the rear.'*

- 6.13 Paragraph 3.22 states that: *'All new windows and doors should respect the character and appearance of the local area, and extensions or enlargements should respect the character and the appearance of the existing residential dwelling that is to be extended.'*
- 6.14 Paragraph 3.34 states that: *'All new residential development, including extensions and alterations, should be designed so that adequate levels of amenity for future and existing residents of the property and neighbouring properties are provided and maintained.'*
- 6.15 Paragraph 3.84 states that: *'Individual plots should fit in with the existing street scene and should have an area, frontage and depth which are comparable with adjoining properties. New residential homes should not be out of character or do harm to the locally distinctive character of the locality in which it is situated.'*
- 6.16 Paragraph 3.87 states that: *'The design of the new dwelling(s) should not have a detrimental impact on the amenities of existing properties through the loss of light or privacy and should normally provide sufficient off street car parking and garden space to meet the needs of the new development.'*

Supplementary Planning Document/Other Guidance

- Landscape Character Assessment (2018)
- Leicestershire Highways Design Guide (latest version)

7. Planning Considerations

Impact of the Proposal on the Street Scene and Local Surroundings

- 7.1 Policies 8 and 12 of the NPPF require development to be well-designed and promote safe, healthy and inclusive environments.
- 7.2 Policy 6 of the Oadby & Wigston Local Plan states regarding all new development: *'The Council will require the highest standards of inclusive design and use of the highest quality materials for all new development in the Borough. Proposals for new development must create a distinctive environment by respecting the existing local and historic character.'* This is further highlighted in the policies supporting text as follows:
- 7.3 5.3.1 – *'High quality design, and the use of high quality materials is paramount in ensuring that new development creates attractive, buildings and spaces that are sustainable, well connected, and are in character within the locale they are set. It is imperative that new development provides buildings and spaces that people enjoy now and in the future'*
- 7.4 5.3.4 – *'Any development proposal should deliver the highest possible quality of design and use of materials'*
- 7.5 5.3.14 – *'Development should have regards to and enhance local character and history by ensuring that it responds to its landscape setting and history of the area, topography and wider context, within which it is located, as well as the local streetscape and local building materials'*
- 7.6 Policy 44 of the Oadby & Wigston Local Plan states that all development proposals within the Borough will be considered against the need to conserve and enhance the distinctive landscapes in the Borough. The Council will seek to ensure that all development proposals reflect the prevailing quality, character and features such as settlement patterns, important views, open spaces and significant natural habitats.
- 7.7 The two-storey extension projecting from the rear of the side extension would form a separate rear facing gable slightly reduced at the ridge from the rest of the extension at

6.6m which matches the same eaves height. The gable ended pitched roof is considered to represent appropriate design and is reflective of similar design of rear extension at No.80 Foxhunter Drive. The projection of the rear extension is also level with the rear of the neighbouring two storey rear extension at No.99 Foxhunter Drive and as such is considered to be in character with the pattern of development in the area. Similarly, the proposed front porch extension is similar in design and scale to other front porch extensions observed on the street scene including the neighbouring property at No.99 Foxhunter Drive and as such is considered to be in keeping with the character of the area.

- 7.8 The single storey rear extension would be finished in a flat roof which is generally not supported by the Residential SPD however this is largely screened from public vantage points, and it is noted that there are more prominent examples of flat roof extensions visible adjacent to the site. It was observed on site that the requested privacy screen would be partially visible from public vantage points given the set back and pitched roof design of the neighbouring side extension combined with the separation between each of the main dwellings.
- 7.9 Public vantage points would be limited however and the proposed timber slatted design, which whilst not being particularly in keeping with the main dwelling, it is noted that the adjacent corner property at No.72 Foxhunter Drive features a prominent timber fence, so it is not considered reasonable to prejudice against the proposal based on the materials in this instance.
- 7.10 As it relates to the provision of a roof terrace the privacy screen would be the only part of the development visible (albeit partially) from public vantage points and would only be discernible from neighbouring properties and the Leicester Racecourse. It should be noted that permission was recently granted for a similar roof terrace extension facing the racecourse at No.58 Winslow Drive under application 25/00062/FUL. As such it is difficult to substantiate in principle that the provision of a roof terrace would be contrary to the character of the area where it does not directly impact upon the appearance of the street scene.
- 7.11 Overall, the area is characterised by a mix two storey semi-detached and detached dwellings of a similar character in addition to bungalows to the south and east of the site contributing to a mixed built form on the street scene. Extensions are prevalent on the street scene with a variety of two storey side, single storey side and single storey front extensions being a consistent feature. The design and scale of the proposal is considered to be suitable and in keeping with the pattern of development observed on the street scene. As such it is considered that the application would have accord with Policies 6 and 44 of the Oadby and Wigston Local Plan and Residential Development Supplementary Planning Document (2019).

Impact of the Proposal on Neighbouring Properties

- 7.12 Policy 6 of the Oadby & Wigston Local Plan, in conjunction with the Residential Development Supplementary Planning Document (2019), seeks to protect quality of life by ensuring new development does not result in an unacceptable impact on local amenity in terms of air quality, noise, vibration, smell, light or other pollution, loss of light, overlooking or visual intrusion.
- 7.13 The proposed single story rear extension would measure approximately 4m in depth which is set back from the neighbouring rear extension serving No.95 Foxhunter Drive whilst the two storey rear extension would align with the two storey rear extension of No.99 Foxhunter Drive. As such although the proposed extensions would be greater than 3.5m it is not considered to be contrary to the Residential SPD as it would not breach 45 degrees of any neighbouring window and the approximately 4m projection is broadly comparable to

the projection of the existing neighbouring extensions. Furthermore, the proposal is not considered to cause undue impact from loss of light or overbearing as a result of the extensions.

- 7.14 The flat roof of the rear extension is proposed to form a roof terrace which whilst screened to the north by the two storey element of the proposal is set adjacent to the single storey side extension of No.95 Foxhunter Drive from which there is considered to be the potential for overlooking of the neighbouring garden. Additionally, there is considered to be the potential for a neighbouring first floor side extension or existing dwelling to introduce side facing windows with visibility of the proposed roof terrace which would fall outside of the control of this application but is a consideration.
- 7.15 Through discussions with the agent/applicant a privacy screen was introduced to the south side of the roof terrace to mitigate against potential privacy issues for which it is considered necessary to ensure its provision and retention by condition. It is also considered necessary to condition provision of the approximately 1m balustrade across the rear of the roof terrace for the safety of users and to safeguard the privacy of neighbouring residents.
- 7.16 Though there would remain a degree of overlooking resulting from the roof terrace this would be limited primarily to the rear extents of neighbouring gardens which would be comparable to the degree of overlooking associated with a rear facing window. The primary impact from overlooking from such a roof terrace would be from the adjacent site which in this case would be the Leicester Racecourse which itself is bounded by a significant tree line and is not considered to be unduly impacted by the proposal. As such whilst it is acknowledged there is an associated impact from overlooking on the neighbouring rear amenity spaces with the provision of screening to each side of the roof terrace it is considered that the associated impact would not be significant enough to justify refusal of the application.
- 7.17 Given the above assessment it is considered that the application would accord with Policy 6 of the Oadby and Wigston Local Plan and does not unduly harm the amenity of neighbouring residents to the extent that refusal of the application could be justified.

Impact of the Proposal on the Local Highway

- 7.18 Policy 34 of the Oadby & Wigston Local Plan seeks to ensure that there is adequate provision of car parking spaces and facilities across the Borough.
- 7.19 The proposal would increase the number of bedrooms to 4 for which Leicestershire Highways Design Guidance requires provision of 3 off street parking spaces. The development site currently features an attached garage though this is no longer wide enough to accommodate modern vehicles whilst the site frontage is hard stood in front of the garage and main dwelling so is capable of potentially accommodating up to 2 off street parking spaces in line with guidance although this would be in a tandem format with one space being accommodated across the front of the main dwelling.
- 7.20 The proposed development would incorporate an integral garage providing an additional off street parking space that meets Leicestershire Highways Design Guidance and satisfy the increased provision required through the creation of an additional bedroom. Although the use of tandem parking is generally not considered to be suitable as it encourages on street parking to avoid the moving of cars for access it is acknowledged that this is an existing situation and the increase in bedrooms is provided for by the proposed integral garage. It is further noted that there is some capacity for on street parking on the street scene and as such the proposal is not considered to represent an unacceptable impact contrary to Policy 34 of the Local Plan.

Other Matters

- 7.21 No other matters are considered necessary.

8. Conclusion

- 8.1 In summary it is concluded that the application would blend in well with the existing dwelling in terms of its design and would not significantly harm the neighbouring properties in terms of overshadowing, overbearing and overlooking to the extent that it would justify refusal of the application. Additionally, it is considered that the proposal would not significantly harm the parking provision as well. As such is considered that the application be approved planning permission subject to conditions below.

9. Recommendation, Proposed Conditions and Informatives

- 9.1 Approve planning permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. All external materials used in the development hereby approved shall in accordance with the materials listed on the application form unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan.

3. The proposed render (including the overall finished colour) shall be completed prior to the first use of the development hereby approved.

Reason: To safeguard the character and appearance of the building and its surroundings and in accordance with the aims and objectives of the National Planning Policy Framework, Policies 6 and 44 of the Oadby and Wigston Local Plan.

4. The first floor east front elevation window of the two storey side extension serving the "bathroom" shall be fitted with obscure glass and be non-opening up to a height of 1.7m from floor level. Thereafter the window shall not be replaced or altered without the prior written permission of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining property and in accordance with Policy 6 of the Oadby and Wigston Local Plan.

5. The privacy screen wall to the south side and balustrade to the east rear of the first floor roof terrace over the single storey rear extension hereby approved shall be installed in accordance with the approved plan 'Proposed Elevations dwg no. K116(PL)02 rev E received 31.10.2025' prior to first use of the development hereby approved and shall be retained thereafter.

Reason: To safeguard the privacy of occupiers of the adjoining property and in accordance with Policy 6 of the Oadby and Wigston Local Plan.

6. Unless otherwise first approved in writing (by means of a Non-material Amendment/Minor Material Amendment or a new Planning Permission) by the Local

Planning Authority the development hereby permitted shall be carried out in accordance with the approved plans and particulars listed in the schedule below:

- Site/Block & Location Plans K116(90)01 rev B received 31.10.2025
- Plans dwg no. K116(PL)01 rev G received 16.09.2025
- Proposed Elevations dwg no. K116(PL)02 rev E received 31.10.2025

Reason: For the avoidance of doubt as to what is permitted by this permission and in the interests of proper planning.