



Appeal Decision

Site visit made on 5 August 2025 by E Clifford BA(Hons) MA

Decision by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16th October 2025

Appeal Ref: APP/L2440/D/25/3367144

42 Ringers Spinney, Oadby, Leicestershire LE2 2HA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Khalid Furakh Saeed against the decision of Oadby and Wigston Borough Council.
 - The application ref is 25/00005/FUL.
 - The development proposed is a single storey front extension.
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Decision

1. The appeal is allowed, and planning permission is granted for single storey front extension at 42 Ringers Spinney, Oadby, Leicestershire LE2 2HA in accordance with the terms of the application, ref 25/00005/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL42 A200 Rev B (Proposed Ground and First Floor Plan), PL42 A203 Rev B (Block Plan), PL42 A201 Rev A (Proposed Roof Plan), PL42 A202 Rev A (Proposed Elevations) and PL42 A204 Rev A (Location Plan).
 - 3) The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. For the purposes of the banner heading and decision, I have used the simplified description of the proposal on the Council's decision notice as this adequately describes the proposal.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal site is a one and a half storey detached dwelling and incorporates an integral garage. The property has existing front and rear dormers extending almost the full width of the property. It is located in a residential part of Oadby, on a wide road lined with grass verges and trees. The properties along this street are mainly characterised by detached dwellings which vary in size and include similar examples of one and a half storey dwellings, as well as bungalows, and two-storey properties. There is no overarching architectural style. The properties have varying facing materials and feature a range of hipped and gabled roof forms.
6. The dwellings on the street, including the appeal site, are sited back from the pavement. Whilst there is a generally consistent building line, there are several dwellings that have forward projecting elements. Front boundary treatments predominantly consist of low brick walls, as on the appeal site. However, there is also a strong presence of hedging and shrubbery. These factors combine to give the street a spacious and verdant character.
7. I acknowledge that the dual gable form of the extensions would differ in style to the flat roofed dormer above. Even so, the modest scale of the extensions, their position set well back from the front boundary and the lightweight design of the fully glazed porch would ensure they have a discreet presence on the front elevation of the host dwelling. Moreover, they would be seen in the context of other gables, glazed porches, and forward projecting elements on the street. Consequently, the proposed development would sit comfortably within the established character and pattern of development on Ringers Spinney.
8. The Council have pointed to two examples of dwellings with forward projections at 34 and 36 Ringers Spinney suggesting that they do not benefit from planning permission. However, the evidence before me indicates that these extensions are well established. These are also not the only two examples of variations to the building line on Ringers Spinney. For the reasons given above the proposed development would harmonise with the established rhythm of development on this street.
9. Therefore, the proposed development would have an acceptable effect on the character and appearance of the area. In that regard, the proposal would comply with the requirements of Policies 6, 15 and 44 of The Borough of Oadby and Wigston Local Plan (2019) which require that development be of a high-quality design, in keeping with the area in which it is situated and reflects local character. For the same reasons, it would also accord with the design guidance in the Oadby and Wigston Borough Council Residential Development Supplementary Planning Document (2019) and the requirements to achieve well-designed places in the National Planning Policy Framework.

Conditions

10. Other than the standard time limit, it is necessary to ensure that the development is carried out in accordance with the approved plans to provide certainty. In the interests of harmonising with the host dwelling, a condition relating to matching materials is also necessary.

Conclusion and Recommendation

11. For the reasons given above the appeal should be allowed.

E Clifford

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

M Russell

INSPECTOR