

Officer Report

Planning Ref: 25/00647/HOU

Applicant: Mr Loveday

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 38 Britannia Road Burbage Hinckley

Proposal: Side extension with an adjacent attached carport

Case Officer: Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. The applicant seeks full planning permission for the erection of a single storey side extension at 38 Britannia Road Burbage. The extension projects from the south-eastern elevation of the property.
- 2.2. The side extension is set back considerably from both the existing rear and front main elevations of the bungalow and extends to within 1 metre of the existing close boarded timber fence that surrounds the property, creating an overall width of 9.75 metres.
- 2.3. The extension features a pitched roof in plain concrete tiles that complements the existing roof design and materials.
- 2.4. The extension is set back sufficiently from the original dwelling to allow for the inclusion of a carport. The external walls will be finished in off-white render to match the existing property, with white uPVC windows that complement the existing materials and finishes.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Burbage. The street scene is a mix of detached properties of different size, design and finishes. A number of the properties within the street have had single storey side extensions. The application property is a single storey detached property.
- 3.2. 38 Britannia Road is finished in light blue render, with three windows and a door in white uPVC installed on the front elevation.
- 3.3. The dwelling is set back from the road with a small front garden and a large parking area to the side of the garden.

4. Relevant Planning History

4.1. No relevant planning history

5. Publicity

5.1 The application has been publicised by sending out letters to local residents A site notice was also posted within the vicinity of the site.

5.2 One objection has been received. The grounds for objection are as follows:

- Detrimental effect on character and appearance of the area
- Loss of view
- Overdevelopment of the plot
- Loss of privacy and overlooking
- Loss of light
- Loss of trees and hedges

6. Consultation

6.1 No objection has been received from Burbage Parish Council.

7. Policy

7.1 Core Strategy (2009):

- Policy 4: Development in Burbage

7.2 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

7.3 National Planning Policies and Guidance:

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

7.4 Burbage Neighbourhood Plan:

- Policy 3: Design and Layout

7.5 Other Relevant Guidance:

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

8. Appraisal

8.1. Extensions to existing domestic properties 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 upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Chapter 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.

8.3 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.4 Policy 3 of Burbage Neighbourhood Plan states that, any future residential development within the Parish of Burbage must respect its surroundings and result in the provision of high-quality homes as per the National Planning Policy Framework (2018), HBBC Site Allocations and Development Management DPD (July 2016) and any other supporting documents to the Local Plan.

8.5 The proposed single-storey extension would be attached to the side of main dwelling and set back enough from the principal elevation and the rear elevation. it is also set back approximately 1 metre from the existing roofline. Therefore, due to its modest size and single-storey nature, the extension is not considered to have any adverse impact on the streetscene or on the character and appearance of the area.

8.6 Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding streetscene.

8.7 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design of the extension would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.8 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.9 Policy DM10(a) and (b) of the SADMP states 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.
- 8.10 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45⁰ guidance.
- 8.11 The most directly affected neighbouring property in relation to the proposed development is 42B Britannia Road, located to the south-east of the application site. This dwelling features a two-storey front elevation with two habitable windows at first-floor and two habitable windows in second floor, adjacent to the proposed extension. Notwithstanding objections that have been received, the proposal would maintain a separation distance of approximately 11.70 metres to the nearest property at its closest point and is separated by the access drive which serves other dwellings and that connects as a footpath to Jubilee Way to the south west. The rear elevation of the proposed extension includes a double door and a side window, which are not considered to result in any adverse impacts on neighbouring properties in terms of over-dominance, loss of privacy, or overlooking. Therefore, the proposed extension is not considered to have any significant adverse impact on the residential amenities of any neighbouring property.
- 8.12 It is not considered that the proposal will result in an unacceptable loss of privacy for the occupiers of the proposed extension by reason of overlooking from neighbouring properties.
- 8.13 The proposal would not protrude beyond the rear elevation of the main dwelling and would not breach the 45⁰ guidance. As such, the proposal complies with the HBBC Good Design Guide and therefore, it is not considered to result in any adverse impact on the amenity of the neighbouring properties.
- 8.14 The proposal maintains a minimum distance of 1 metre from the boundary treatment, in accordance with HBBC Good Design Guide that would not cause any negative impact to the neighbouring amenities.
- 8.15 A new window is proposed to the front elevation which would not introduce additional adverse overlooking beyond the existing situation.

- 8.16 By virtue of these factors, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide. In addition the future amenity of the existing occupiers is not considered to be detrimentally affected to any significant level.

Impact upon Parking Provision and Highway Safety

- 8.17 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.18 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.19 In accordance with the Leicestershire Highways Design Guide (2024), a dwelling with up to three bedrooms is required to provide a minimum of two off-street parking spaces. The proposed development does not include any additional bedrooms and will remain a two-bedroom property. The proposal introduces a carport measuring approximately 2.7 metres by 3.4 metres, and the existing driveway to the front of the dwelling measures around 34 square metres—sufficient to accommodate an additional parking space. based on the LHDG standard parking space dimensions of 2.4m x 5.5m, with an additional 0.5m if bounded on one side or 1m if bounded on both sides is required, Although the carport dimensions fall slightly below the recommended standards, the overall parking provision meets the requirements of the LHDG, as well as Policies DM17 and DM18. Therefore, the proposal is not considered to result in any adverse impact on parking provision, pedestrian safety, or highway safety.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions detailed 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: LOV-524-PA-001-Site Block Plan, LOV-524-PA-002 - Parking Provisions Plan, LOV-524-PA-100A - Proposed Plans and Elevations, LOV-524-SUR-001-Site location plan, All received by the local planning authority on 1 July 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 materials to be used on the external elevations of the approved development shall match the corresponding materials of the existing dwelling.

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).

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.