

Delegated Report

Planning Reference: 26/00362/HOU
Applicant(s): Mr Kenneth Vogl
Ward: Burbage St Catherines
and Lash Hill



Application Site: 52 Sapcote Road, Burbage
Proposal: Single storey rear extension
Case Officer: Gwion Russell (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. This householder planning application seeks planning permission for a single-storey rear extension at 52 Sapcote Road.

2.2. The proposed extension would project approximately 5.2m beyond the existing rear extension, resulting in a total projection of 8.4m from the original rear elevation. It would span the full 5.7m width of the rear elevation of the existing extension and provide a shower room alongside an open-plan kitchen and dining area. External materials would comprise facing brick walls and a flat roof finished in rubber/felt. Openings would include a 1.6m wide rear casement window, a 4m wide bi-fold door at the east elevation and a rooflight. The west (rear) elevation would feature a 'clipped' corner, creating an irregular footprint.

3. Description of the Site and the Surrounding Area

2.3. The site lies within a predominantly residential area of the settlement area of Burbage, characterised by properties of similar scale and design.

2.4. The application property at 52 Sapcote Road is a semi-detached dwelling set on a plot of approximately 640m², with a long enclosed rear garden. It is set

back approximately 17m from the highway, with a driveway and soft frontage; there is no distinct boundary treatment within the front garden.

- 2.5. The dwelling is constructed using facing brick, featuring a two-storey bay window to the front and an integrated single garage on the eastern side. Whilst a hipped roof dominates the property and garage, it benefits from an existing extension at its rear elevation, which is covered with a mono-pitched ('lean-to') style roof.

4. Relevant Planning History

06/00134/FUL

- Erection of conservatory
- Permitted
- 05.04.2006

77/00150/4M

- Erection of garage and porch
- Permitted
- 02.03.1977

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:

- Burbage Parish Council

- 6.2. No further responses have been received.

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. Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):

- Policy 2: Design and Layout

7.4. National Planning Policies and Guidance:

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

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- 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

Design and Impact upon the Character of the Area

8.2. The extension's overall depth (8.4m) is excessive when combined with the existing rear extension. While it would appear subordinate in width when viewed from the rear, it would be seen as rather long and disproportionate when viewed from the side (east and west). However, as public views are limited and it sits between two existing single-storey extensions, this harm is mitigated.

8.3. The single-storey height (2.6m base to eaves) on the extension ensures it remains subordinate in height to the host dwelling and further limits visibility from the public realm.

- 8.4. The extension includes some unsupported design elements, notably the flat roof and irregular form created by the clipped western corner, which contrasts with the dwelling's original simple rectangular shape. Despite this, its rear location and limited visibility mean the overall impact on the street scene is not harmful.
- 8.5. Additional fenestrations are well matched in terms of dimensions and materials and would complement the existing dwelling.
- 8.6. The proposed extension would disrupt the original rear building line by virtue of its substantial depth, however, this would not be discernable from the public realm and numerous other extensions of varying depths and designs exist in the area meaning the extension is not out of keeping.
- 8.7. Overall, the proposal complies with Policy DM10 of the SADMP, Policy 2 of the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.8. Both the clipped western corner and the eastern right angle narrowly avoid breaching the 45-degree rule, thus, preventing adverse loss of light and overdominance to neighbouring Nos. 50 and 54 Sapcote Road, which are the application site's adjacent neighbouring properties. Properties to the rear, along Banky Meadow maintain a separation distance of 56m. No adverse impact on habitable rooms is therefore identified.
- 8.9. While the 8.4m projection would introduce some harm through shadowing and overdominance, particularly for No. 54, this is further mitigated by the proposed flat roof and modest height.
- 8.10. No west-facing windows are proposed, preventing overlooking for the occupiers of No. 50. The east-facing bi-fold doors face the neighbouring garden at No. 54 but are screened by shared boundary fencing and would not result in harm. The rear window and rooflight would not result in loss of privacy.
- 8.11. Overall, the proposal would not result in harmful overlooking, overshadowing, or overbearing impacts, complying with Policy DM10 of the SADMP, Policy 2 of the Burbage Neighbourhood Plan and the Good Design Guide.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
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(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.

10. Conclusion

10.1. 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

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 received by the Local Planning Authority as follows:
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- Application Form - received by the Local Planning Authority on 20/04/26
- Proposed Floor Plans - Drg No. 003 Rev A - received by the Local Planning Authority on 15/05/26
- Proposed Elevations - Drg No. 004 Rev A - received by the Local Planning Authority on 15/05/26
- Proposed Block and Location Plan - Drg No. 005 Rev A - received by the Local Planning Authority on 15/05/26

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 in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwellinghouse in terms of type, colour and texture, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development preserves the character and appearance of the existing dwellinghouse and the surrounding area and to ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.