

Delegated Report

Planning Ref: 25/00271/HOU

Applicant: Mr G Devine

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: The Grove 3 Grosvenor Crescent Burbage

Proposal: Single storey rear extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a single-storey rear extension at The Grove, 3 Grosvenor Crescent, Burbage.
- 2.2. The proposed single-storey rear extension would project outwards from the existing rear elevation by 5.73 metres and would have a width of 6.17 metres. It would have a dual pitched roof form which would measure 4.81 metres to the ridge and 2.38 metres to the eaves.
- 2.3. Additional alterations include the addition of a set of three bi-fold doors to the rear elevation, the addition of two windows to the west side elevation and the addition of an obscure glazed window and to high level windows to the east side elevation.
- 2.4. The proposed external materials would match those of the existing dwelling.
- 2.5. Amended plans have been sought during the application process in the interests of good design and neighbouring amenity concerns. A re-consultation on the amended plans has been undertaken.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached residential bungalow situated within the settlement boundary of Burbage. The application dwelling comprises a pitched roof form with the use of white render to the walls, brown tiles to the roof and white uPVC to the openings with timber shutter accents to the sides. It has an "L" shaped design and is characterised by an inset archway design to the main entrance, to the north of which sits an integral garage.
- 3.2. The plot is situated to the south of Grosvenor Crescent, a small cul-de-sac consisting of eight residential dwellings. There is no uniform character within the street scene.

4. Relevant planning history

- None relevant.

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.

- 5.2. Following publication an objection has been received in regard to loss of privacy, loss of light and the disruption that the construction would cause upon the flow of traffic. A construction management plan has been requested.
- 5.3. No further comments have been received as a result of the re-consultation in regard to the revised plans.

6. Consultation

6.1. Burbage Parish Council:

*“Burbage Parish Council’s Planning Committee has considered application 25/00271/HOU The Grove, 3 Grosvenor Crescent, Burbage and raises **no** objections.”*

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- The Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon parking provision

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

- 8.3 Policy 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.
- 8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.5 The application seeks full planning consent for a single-storey rear extension at The Grove, 3 Grosvenor Crescent, Burbage.
- 8.6 The Councils Good Design Guide states that *“Rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.”*
- 8.7 The proposal would be sited to the rear of the dwelling and host a single storey nature. It would host a generous projection of 5.73 metres, however, would follow the existing building line of the dwelling to the north-east and be set in from the building line to the west by 10.71 metres not projecting past either side elevation being limitedly viewable from Grosvenor Crescent. It would feature a dual-pitched roof form to match that of the existing dwelling to reflect the ridge and eaves hosted by the existing dwelling which along with the appropriate projection and width would ensure that the proposal appears to be a subordinate, modest addition to the dwelling.
- 8.8 Additional alterations include the addition of a set of three bi-fold doors to the rear elevation, the addition of two windows to the west side elevation and the addition of an obscure glazed window and to high level windows to the east side elevation.
- 8.9 The proposed external materials would match those of the existing dwelling.
- 8.10 For the above reasons the proposals would not have an impact upon the character and appearance area. Consequently, the proposal complies with Policy DM1 and DM10 of the Site Allocations and Development Management, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.12 Concerns have been raised in regard to loss of privacy and loss of light.
- 8.13 The Councils Good Design Guide states that *“The 45 degree rule is applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.”*
- 8.14 Amendments have been sought and made to reduce the width of the extension and alter the proposed windows in the east elevation in response to officer concerns about potential overlooking, loss of light and overdominance. The amended plans are considered below.
- 8.15 The proposed single-storey addition would extend past the existing rear elevation of 2 Grosvenor Crescent, by an additional 5.73 metres, therefore, to ensure

compliance with the Councils Good Design Guide the 45 degree rule has been applied to the mid-point of the nearest ground floor habitable window. The rule has concluded that the extension would not have an impact upon the outlook from or daylight to no.2. Two windows are proposed to the main dwellings existing north-east elevation to provide daylight into the newly proposed bedroom. The windows would, however, be high level windows purely to provide light into the space not bearing any adverse impacts in terms of loss of privacy. A further window is proposed to the north-east elevation of the extension, the window is to host an ensuite and be obscure glazed and non-openable not bearing any adverse impacts in terms of loss of privacy.

- 8.16 The proposed single-storey addition would be situated 18.22 metres from the nearest elevation of Groveside, Grove Road, whilst being set behind its front elevation. It would face onto the blank elevation of the recently approved garage (23/00897/HOU) bearing any adverse impacts in terms of loss of privacy or loss of light.
- 8.17 The proposal would be set back 12.47 metres from the adjacent highway, Grove Road and would be screened by the vast amount of mature vegetation at the site bearing no impacts upon the residential dwellings to the south.
- 8.18 Concerns have also been raised in regards to the disruption to neighbouring dwellings during construction and the possible influx in traffic. Due to the application being a minor householder application it is not considered to be necessary to implement a condition in regards to construction times or to request a Construction Management Plan. It is, however a matter that the Local Planning Authority advise the applicant and neighbours mediate between each other.
- 8.19 By virtue of the above, the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties and is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the general principles of the Councils Good Design Guide. No objections have been received.

Impact upon parking provision

- 8.20 Policy DM18 of the adopted SADMP seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.21 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.22 The proposed extension would see the addition of a further bedroom at the dwelling, increasing it from a two to three bedroom dwelling. Notwithstanding this, by way of the retention of the existing integral garage and the generous tarmac hardstanding the parking provision would not be impacted and would remain adequate to serve the resulting three bedroomed dwelling.
- 8.23 By virtue of the above, the application complies with Policy DM18 of the SADMP and the Leicestershire Highways Design Guide (2024).

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.

10. Conclusion

- 10.1. The proposed development is for a property located within the settlement boundary of Burbage. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and as amended, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. It would neither have any adverse impacts upon the parking provision at the site.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 17th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1, DM10 and DM18 of the Site

Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Existing, Proposed Elevations, Existing Floor Plan, Block Plan, Site Location Plan, Drg No. 01 Rev B
 - Proposed Floor Plan, Drg No. 02 Rev Aas received by the Local Planning Authority on the 15th May 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.