

Delegated Report

Planning Reference: 25/00250/HOU
Applicant(s): Ms Emma Jenkins
Ward: Burbage, Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: 80 Coventry Road, Burbage, Leicestershire

Proposal: Single storey rear extension

Case Officer: Sullivan Archer (Senior 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 full planning permission for a single storey rear extension at 80 Coventry Road, Burbage. The extension replaces the existing kitchen and externally measures 4.9m in width by 5.9m in depth. The proposed development has a rendered finish and brings the rear of the dwelling in line with the existing rear elevation of the single storey dining room. The proposal utilises a flat roof, which features a large roof lantern and a stone copping parapet wall that has a maximum height of 3.5m.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the south of, but within, Burbage. The site is located to the north of, and is accessed from, Coventry Road, and consists of a two-storey, three-bedroom, semi-detached residential property, 80 Coventry Road. The dwelling is set back from the public highway by 15m and is constructed with red brick. The property shares a gable-fronted pitched roof that extends from the main gable-ended roof with its neighbouring property, 78 Coventry Road. Coventry Road is wholly residential in character, but due to variety of styles and designs of buildings, there is no discernible unique character to the street scene.

4. Relevant Planning History

4.1 09/00598/FUL

- Extensions and alterations to dwelling
- Permitted
- 23.09.2009

4.2 05/00315/FUL

- Extensions and alterations to dwelling
- Permitted
- 16.05.2005

5. Publicity

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

6. Consultation

- 6.1 Burbage Parish Council did not object to the development proposal.

Ecology

- 6.2 The County Council's Ecology Department confirmed that there are records of swifts nesting within the property, which are legally protected under the Wildlife and Countryside Act 1981 and under the Natural Environment and Rural Communities Act 2006 where local authorities have a duty to conserve biodiversity. Therefore, the Ecology Department requested a pre-commencement condition that secured an Enhancement Scheme for swifts to avoid disturbance, to provide mitigation where required, and to provide a minimum of two woodcrete nest boxes.
- 6.3 The Applicant submitted a Swift Enhancement Scheme during the application process on 07 May 2025, which the County Council's Ecology Department confirmed was acceptable on 15 May 2025. The proposed pre-commencement condition was then removed, subject to a note to the Applicant in relation to the legal protection of swifts.
- 6.4 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 DM6: Enhancement of Biodiversity and Geological Interest
- 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 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 4: Parking

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:

- 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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy 2 of the Burbage Neighbourhood Plan (BNP) states that any future residential development within the Parish of Burbage must respect its surroundings.

8.3 The proposal is to the rear of the host dwelling and makes no amendments to its principal elevation, nor can the extension be seen from public views. The extension is single storey in massing and is considered to be of an appropriate height, width, and depth to be subordinate to the main dwelling and to protect the character of the site and the surrounding area. In light of the above, the proposal is considered to be compliant with Policy 2 of the BNP, Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

8.4 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.5 The proposal retains a sufficient provision of private outdoor amenity space for the host dwelling to accord with the Good Design Guide.
- 8.6 The proposal does not protrude any further beyond the rear of the existing single storey dining room and makes no amendments to the eastern side of the property. Therefore, the scheme is not considered to result in any significant adverse impacts to the neighbouring property, 78 Coventry Road, to the east of the site.
- 8.7 The development is single storey in massing, and the adjacent property to the west of the site, 80A Coventry Road, extends further to the rear than the proposed extension. Whilst there are two windows proposed on the western elevation of the extension, these are not to habitable rooms, and they can be obscure glazed via planning condition. Given the above, it is not considered that the proposal results in any significant adverse impact to this neighbouring dwelling.
- 8.8 By virtue of these factors, and the fact that there have been no objections to the scheme, the proposal does not result in any significant adverse impacts to the amenity of neighbouring properties. Therefore, the development is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.9 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.
- 8.10 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.11 The proposal does not create any additional bedrooms and is not considered to have a material impact on the vehicular access to the site, nor the dwelling's off-street parking provision. Therefore, the development does not create an unacceptable impact on highway safety or the road network and is regarded as in accordance with Policies DM17 and DM18 of the SADMP.

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 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 received by the Local Planning Authority as follows:

- Block Plan (submitted: 12.03.2025)

- Existing Floor Plans and Elevations (25001-01) (submitted: 13.03.2025)
- Proposed Floor Plans and Elevations (25001-03A) (submitted: 07.05.2025)
- Site Location Plan (submitted: 12.03.2025)

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. Prior to the occupation of the development hereby permitted, the two woodcrete nest boxes shall be implemented in accordance with the approved details on the Proposed Site Elevation within the Proposed Floor Plans and Elevations (25001-03A) (submitted: 07.05.2025). Once so provided the nest boxes shall be permanently maintained as such at all times thereafter.

Reason: In order to conserve and enhance biodiversity and to conserve protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The windows on the western side elevations of the dwelling that are utilised for the boot room and utility room on the ground floor shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable below 1.7m above the floor of the room. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking 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.
2. Swifts are protected under the Wildlife & Countryside Act 1981) as amended); therefore, any construction or demolition works need to be undertaken outside of the swift nesting season (May to August inclusive) to avoid causing disturbance to nesting swifts.