

Delegated Report

Planning Ref: 26/00386/HOU

Applicant: Ms Aunit Sandhu

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 12 Denis Road Burbage Hinckley

Proposal: Single storey rear extension and rendered finish to existing dwelling

1. Recommendations

- **Grant planning permission** subject to Planning conditions outlined at the end of this report

2. Planning application description

2.1. The application proposes:

- Application of external wall insulation in an off-white textured render finish to the main bungalow
- Replacement windows, doors and to all elevations
- Replacement garage door
- Replace existing cladding to front of garage with soldier course detail
- Raise roof height of single storey extensions and additions to rear
- Replacement of rear conservatory with flat roof solid wall structure on the same footprint
- Addition of raised patio area to rear of replacement rear extension

3. Description of the site and surrounding area

- 3.1. The application site comprises a mid-century bungalow located within a residential area.
- 3.2. The surrounding area comprises mid-century dwellings constructed in a traditional style and varying in design, layout and external finish. There are mixture of bungalow and two storey dwellings and many of the houses have been altered and extended.

4. Relevant planning history

87/00021/4

- TO DEMOLISH EXISTING SINGLE GARAGE AND CONSERVATORY AND CONSTRUCT A DOUBLE GARAGE WITH GAMES ROOM AND LIBRARY ADJOINING
- PER
- 24.02.1987

5. Publicity

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

6. Consultation

- 6.1. Burbage Parish Council: No objections.

7. Policy

- 7.1. Burbage Neighbourhood Plan 2015-2026
- 7.2. 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
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Key Issues
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Parking and highway safety

Design and impact upon the character of the area

- 8.1 Policy DM10 of the SADMP 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.
- 8.2 Policy 2 of BNP states that any future residential development within the Parish of Burbage must respect its surroundings and, where appropriate, should follow the existing pattern of development and should retain existing important natural features on the site, such as trees, hedgerows and streams.
- 8.3 The proposed alterations visible on the street scene would comprise the application of an off-white and textured render finish, replacement doors, windows and a garage door, replacing the roof, and replacing the cladding to the front of the garage with a brick soldier course.
- 8.4 Many of the houses in the vicinity have been altered and modernised in a similar manner, with external finishes comprising of brick and white/off-white render finishes. The proposed alterations would modernise the property, while still appearing in keeping with the overall design and character of the existing house and surrounding area.
- 8.5 Proposed alterations to the rear are sympathetic to the design and form of the existing house and would remain as subservient additions.
- 8.6 The proposal is therefore considered to comply with Policy DM10 of the SADMP and Policy 2 of the BNP in these site-specific circumstances.

Impact upon neighbouring residential amenity

- 8.7 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. 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.
- 8.8 The proposal would result in the footprint of the rear extension remaining the same, with a marginal increase in the height of the rear elements but remaining at single storey.
- 8.9 The proposed raise in the roof height is minor and not considered to result in any significant adverse harm on neighbouring amenity in all respects.
- 8.10 A raised patio area is proposed to the rear. This would be sited to an area that has a raised stepped area and would be at the same height as this. There would be an approximate 2m separation distance to the common boundary with the property to the west at no.14. In addition, there is mature planting and trees to the common boundary with and within the boundary of no. 14. The raised patio area is adjacent to the mid-part of the rear garden of no.14 and not the more sensitive area immediately to the rear of no.14. Given the overall site context, it is considered that the proposed raised patio area would not result in any adverse direct or perceived overlooking or loss of privacy to occupants of no. 14.
- 8.11 The proposal is therefore considered to accord with Policy DM10 (b) of the SADMP.

Parking and highway safety

- 8.12 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.13 The application site would retain three driveway spaces plus a garage space.
- 8.14 The proposal is considered to accord with Policy DM18 of the SADMP.

9. Equality implications

- 9.1 **Where No Known Implications** 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 proposal is of an acceptable design and would not result in any adverse harm to neighbouring amenity and retain ample off-street parking provision.
- 10.1. The proposal would therefore accord with Policy 2 of the BDP, Policies DM10 and DM18 of the SADMP and the NPPF.

11. Recommendation

- **Grant planning permission** subject to planning conditions outlined at the end of this report.

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, as follows:

Location Plan - Drg. No 01, received 27 April 2026

Block Plan - Drg. No. 04, received 27 April 2026

Proposed Plan and Elevations - Drg. No 03-Rev.B, received 27 April 2026

Reason: 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).

3. The materials to be used on the proposed development shall accord with the information submitted within the application documentation, with the render in an off-white and textured finish.

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.
2. The local planning authority expects that the installation of external wall insulation as approved shall be moist resistant, damp proof and shall protect the integrity of the brickwork. The local planning authority also expects the finish to be of good quality and durable.