

Officer Report

Planning Ref: 25/00774/HOU
Applicant: Mr and Mrs Grafton
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 215 Sketchley Road Burbage Hinckley

Proposal: Demolition of the conservatory, a single storey rear extension and a new boundary wall at front with electric gates

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 a full planning permission for the demolition of the conservatory and erection of a single storey rear extension and a new boundary wall at front with electric gates at 215 Sketchley Road Burbage. The extension projects from the south elevation of the property.
- 2.2. The rear extension protrudes 3.9 metres from the current rear elevation creating an overall depth of 7.46 metres from the original rear elevation.
- 2.3. The rear extension roof would also feature two lantern roofs on the top.
- 2.4. The extension features a flat roof in ply membrane. The external walls will be finished in off-white render to match the existing property, with grey 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 rear extensions. The application property is a two-storey detached property.
- 3.2. 215 Sketchley Road is finished white render and timber, with windows and doors in grey uPVC installed on the elevations.
- 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**05/00418/FUL**

- ERECTION OF CONSERVATORY
- PER
- 03.06.2005

85/00338/4

- PROPOSED ALTERATIONS AND EXTENSION TO FRONT ELEVATION
- PER
- 08.05.1985

77/01351/4M

- ERECTION OF CANOPY TO FRONT ELEVATION
- PER
- 04.10.1977

75/00620/4M

- EXTENSION TO HOUSE
- PER
- 03.06.1975

5. Publicity

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

6. Consultation

- 6.1 Following amendments to the proposed boundary wall Burbage Parish Council removed their objection to the development.

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

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 project from the rear of main dwelling set down from the main roofline, it would not be visible from the public realm. The proposed extension would feature a flat roof with two lantern roofs on top, which differs from the roof type of the main dwelling. However, as above this would not be visible from the streetscene and furthermore there are a number of flat roof extensions in the immediate area. Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding streetscene. The extension is modest in size and single-storey extension nature and owing to the above factors it is not considered to have any adverse impact on the

streetscene, surrounding area or the main dwelling design. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.

- 8.6 Initially the proposed wall and gate was proposed to be 1.2m in height with 1.8m high pillars and solid gates. The scale and design of the wall was judged to be out of keeping with the surrounding area and amendments were requested.
- 8.7 The amended proposed wall and gate to the front of the dwelling would have a height of 1 metre, comprising a white-rendered wall and a metal door. While a brick wall would generally be more in keeping with the character of the surrounding area, the proposed design complements the existing building and aligns with the front elevation. In its amended form it is therefore not considered to have any adverse impact on the design of the main dwelling or the surrounding area. Additionally, the proposed wall falls within permitted development rights and could be constructed without planning permission.
- 8.8 Therefore, the form and design of the development is considered modest, subordinate to the main dwelling and the design of the extension, wall and gates 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, the NPPF (2024) and Burbage Neighbourhood Plan.

Impact upon Residential Amenity

- 8.9 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.
- 8.10 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.
- 8.11 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.
- 8.12 The properties most directly affected by the proposed development are No. 217 Sketchley Road to the west and No. 213b Sketchley Road to the east of the site. No. 217 has a two-storey rear elevation with two habitable windows at first-floor level. The proposed wall on this side would sit close to the boundary, with a separation distance of approximately 1.28 metres—slightly below the standard outlined in the HBBC Good Design Guide. However, as the extension does not project beyond No. 217's rear elevation, includes no windows facing this direction, and is single-storey in

nature, it's not expected to cause any significant impact in terms of overshadowing, loss of light, privacy, or overdominance.

8.13 As mentioned above, No. 213b is located to the eastern side of the application site and would have a separation distance of approximately 1.62 metres from the proposed development. While the extension would project beyond the rear elevation of No. 213b, it remains within the limits of the 45-degree rule. Additionally, no new windows are proposed on this side, and there are no existing side-facing windows on No. 213b either. As a result, the proposal is not expected to cause any adverse impact in terms of overbearing impact, loss of privacy, loss of light, or overshadowing for neighbouring properties and amenities.

8.14 By virtue of above, 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.

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:
- Proposed Ground Floor Plan and Proposed Elevations Drg No. 234-02 Rev B-C,
 - Block, Site Location Plan, Drg No. 234-04 Rev O,
All received by the local planning authority on 1 July 2025.
 - Wall and Gate Detail, Drg No. 234-03 Rev A
As received by the local planning authority on 10 October 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 extension and proposed wall 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.