

Delegated Report

Planning Reference: 26/00071/HOU
Applicant(s): Mrs Charlie Naughton
Ward: Burbage St Catherines and Lash Hill



Hinckley & Bosworth
Borough Council

Application Site: 54 Sapcote Road, Burbage

Proposal: Hip to gable loft conversion to include rear dormer and roof lights to the front elevation and the addition of front porch.

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 loft conversion, flat roof loft dormer extension and single-storey front extension.
- 2.2. The application proposes a hip-to-gable loft conversion with the installation of two rooflights to the front roof elevation and a flat-roof dormer extension to the rear of the dwelling. Two standard wall-hung casement windows are proposed at the rear elevation of the flat-roof extension to serve the additional bedroom. The loft conversion is proposed to serve two additional double bedrooms and a shower room and would measure 5.5m in width, 2.7m in height, with a maximum depth of 3.4m, resulting in a total additional volume of approximately 25m³.
- 2.3. The proposal also includes the erection of a dual-pitched single-storey front extension measuring 1.85m in depth by 2.5m in width, with a maximum height of 3.76m. This would provide a replacement front door, with a rooflight atop the west facing pitch of the roof. The extension is proposed to serve an internal porch.
- 2.4. All external materials associated with the works including wall finishes, roof coverings and fenestration materials will comprise render and window materials that match the existing dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 54 Sapcote Road, within the settlement boundary of Burbage. The property comprises a two-storey semi-detached dwelling, situated on a plot measuring approximately 480m².

- 3.2. The dwelling is constructed using a light-coloured render with grey rendering and features a bow-bay window. The dwelling is set back approximately 12m from the highway and features a generously sized brick-paved driveway. It benefits from a single-storey rear extension.
- 3.3. The surrounding area is predominantly residential in nature, with properties of two-storey massing nearby, however some dwellings are detached with varying designs and external materials. No. 50 Sapcote Road is a similar semi-detached dwelling in close proximity, which has undergone a similar loft conversion to that proposed. The property sits adjacent to No. 52 and 56 Sapcote Road, the former being set back slightly from the principal elevation of No. 54.
- 3.4. Sapcote Road is a key road that links the towns of Hinckley and Sapcote to Burbage. The site is not located within a conservation area, nor is it nearby to any listed building.

4. Relevant Planning History

07/00564/FUL

- Alterations to roof including formation of dormer windows
- Refused
- 09.07.2007

07/00968/FUL

- Extension and alterations to dwelling
- Refused
- 05.10.2007

08/00010/PP

- Extension and alterations to dwelling
- Dismissed
- 04.08.2008

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. The following concerns were raised:
- 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
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2. The proposed loft conversion falls within the parameters of Permitted Development for Class B and Class C (re-roofing and roof extensions).

8.3. The flat-roof dormer extension to the rear would remain under the permissible 50m³ for semi-detached dwellings. Whilst flat roof dormers may not ordinarily be supported by Officers where they do not complement the host dwelling, its position at the rear

of the property significantly limits its public visibility to glimpses between neighbouring dwellings.

- 8.4. There is no increase in roof height proposed, and the hip to gable, whilst partially unbalancing the pair of semi-detached dwellings in design terms, is not considered to be unacceptable in this instance. There is another example of this design in the immediate street scene (No. 50 Sapcote Road – 24/00354/CLP), which has a similar roof alteration and loft conversion.
- 8.5. The proposed front extension would remain consistent and subordinate with the main dwelling and the proposed gabled roof form of the main dwelling. The Good Design Guide recommends that front extensions shouldn't extend more than 2m from the front elevation and should not cover more than 50% of the front elevation. The proposed front extension projects 1.85m from the front elevation and covers approximately 40% of the front elevation. Furthermore, there are several similar styles in the street scene – Nos. 48, 49 and 35 Sapcote Road - benefiting from similar single-storey front extensions.
- 8.6. In summary, the proposal is considered to respect the character of the existing dwelling and the surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.7. The main aspect of the proposals is at roof level and involves the expansion of a hipped roof into a gable roof form with associated massing increase.
- 8.8. The two additional casement windows at the rear would overlook the rear garden of both Nos. 56 and 52 Sapcote Road. However, this is not an unusual relationship and provides minimal further overlooking to the existing windows at the rear elevation of a first-floor. The substantial 52m length of the rear garden mitigates any overlooking towards the rear gardens of Nos. 75, 77 and 79 Banky Meadow to the rear.
- 8.9. The proposed roof alteration from a hipped to gable would naturally result in some loss of natural light to the neighbouring gardens, albeit minimal. The gardens are south facing and would typically receive direct, adequate sunlight throughout the day, and this is therefore considered acceptable.
- 8.10. There are no windows proposed which would result in loss of privacy for any internal neighbouring habitable space. There are no side windows proposed and thus no element introduces direct intervisibility of an adjacent property elevation.
- 8.11. The front extension would project 1.85m from the original principal elevation of the dwelling but would not breach 45-degrees from the central point of any neighbouring habitable space, given the adequate separation distances.

- 8.12. By virtue of the above, the proposals would not result in excessive amenity harm for neighbouring properties and would be compliant with Policy DM10 and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.13. The scheme creates two new bedrooms and results in a four-bedroom dwelling. Given the property's substantial driveway and the presence of a parking plan detailing three off-street parking spaces, it is considered that there is adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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. Taking national and local planning policies into account, and having regard to all relevant material considerations, it is recommended that planning permission 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:

- Application Form
- Site Location Plan - Drg No. TQRQM26021135059242
- Proposed Floor Plans, Elevations - Drg No. Rev 02
- Parking Plan
- All received by the Local Planning Authority on 26/01/26.

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).

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.