

Delegated Report

Planning Ref: 26/00489/HOU

Applicant: Mr Matthew Barnes

Ward: Burbage Sketchley & Stretton

Site: 62 Britannia Road Burbage Hinckley

Proposal: Single storey rear extension

Case Officer Zahra Jam-Rotbeh (Planning Officer)



Hinckley & Bosworth
Borough Council

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 erection of single storey rear extension at 62 Britannia Road Burbage. The proposed development would add an open plan dining room space to the existing kitchen.
- 2.2. The proposed rear extension would measure 5.20 metres in width and 8.50 metres in depth. It would feature a flat roof with a height of 3 metres. The extension would also incorporate two rooflights (Velux windows), each projecting approximately 0.90 metres above the roof surface.
- 2.3. The proposed development would be finished with cedar cladding to proposed elevations. the windows and door openings would be black uPVC.

3. Description of the Site and the Surrounding Area

- 2.4. The applicant site is a single-storey two-bedroom detached property at Britannia Road, within the settlement boundary of Burbage.
- 2.5. The neighbouring properties comprise detached dwellings of varying scales and designs, finished in a combination of render and brickwork.

4. Relevant Planning History

None-Relevant

5. Publicity

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

6. Consultation

6.1 Burbage Parish Council raised no objections to the proposed development.

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:

- The Council's 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.

8.2. 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 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.
- 8.3 Policy 2 of Burbage Neighbourhood Plan 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.
- 8.4 The proposed rear extension would replace the existing kitchen area and, together with the retained elements of the dwelling, would create a regular rectangular form. The extension has a substantial footprint in comparison to the existing dwelling and has a ridge height which exceeds that of the existing eaves of the dwelling. For these reasons the extension would not be wholly subordinate to the scale of the existing dwelling. However, the extension would not be visible from the principal elevation of the property or from public viewpoints, there would be ample remaining garden and there are other large single storey rear extensions at the neighbouring property and beyond. Furthermore, the proposed materials and flat roof design are not considered to harm the appearance of the dwelling or the character of the surrounding area considering surrounding extensions and the lack of visibility. Accordingly, despite the substantial footprint of the building, on balance, the design and appearance of the proposed development are considered to comply with Policy DM10 of the SADMP and Policy 2 of the Barwell Neighbourhood Plan.

Impact upon Residential Amenity

- 8.5 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.
- 8.6 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.
- 8.7 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 45° guidance.
- 8.8 The neighbouring properties most likely to be affected by the proposal are No. 60 Britannia Road to the north and No. 2 Workhouse Lane to the southeast. The proposed rear extension would not breach the 45-degree rule in relation to either neighbouring property. Two new side-facing windows are proposed facing to the No.4, however given the separation distance of 7.43 metres and the view will be blocked with the existing garage area and boundary treatments, it is not considered to cause any harm. Given these factors, the proposal is not considered likely to result

in any unacceptable loss of light, overbearing impact, overdominance, or loss of privacy to no.2 or its amenities.

8.9 As noted above, No. 60 is located to the north of the application site. The proposed rear extension would be positioned approximately 2 metres from the neighbouring garage and would maintain a separation distance of 4.45 metres from the sole kitchen window facing the proposed development. HBBC Good Design Guide (2020), states that a principal window to a habitable room should ideally not be less than 8m from the blank side of a single storey neighbouring property, the proposed extension would have a distance of much less than 8 metres that would cause some potential loss of light and overdominance impacts to this neighbouring property, however, given the single-storey scale of the extension and the presence of the existing rear structure, the proposal is not considered to result in a significant unacceptable overbearing or loss of light impacts. And given the absence of any proposed window to the side facing this neighbouring property, it is also not considered to cause any overlooking or loss of privacy impacts to the No. 60 or its amenities.

8.10 By virtue of the above assessment, the proposal is not considered to result in any adverse overbearing, overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their amenities 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 In conclusion, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is 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:

- Proposed floor and Elevation plans DRW No. 000_GA_Layout_MBarnes_LE102HF
 - Block Plan
 - Parking provision
- And the application form as received by the Local Planning Authority on 29 May 2026.

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.