

Officer Report

Planning Ref: 25/01007/HOU

Applicant: Mr Adam Ashley

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Wayside Watling Street Burbage

Proposal: Replace the existing first floor balcony area with an extension and mini balcony.

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 replacing the existing first floor balcony area with an extension and mini balcony at Wayside House Burbage. The extension projects from the rear elevation of the first floor.
- 2.2. The extension would replace the existing balcony.
- 2.3. The rear extension protrudes 5.3 metres from the first floor and would have a height of 2.9 metres from the ground floor.
- 2.4. The proposal would also include an addition of a door to the rear elevation and would open to the balcony.
- 2.5. The extension would have a flat roof and would also feature one roof lantern.
- 2.6. The external walls will be off rendered to match the existing property, with matching uPVC windows that complement the existing materials and finishes.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is a two-storey detached property located within the settlement boundary of Burbage along A5. The street scene is a mix of detached properties of different size, design and finishes.
- 3.2. The house is finished in render, with windows and doors in brown uPVC installed on the elevations. There is a large area of flat roof to the existing single storey extension with a balcony at first floor in the location of the proposed first floor extension.

- 3.3. The dwelling is set back from the highway with a big front garden and parking area to the front and a security gate.

4. Relevant Planning History

05/00024/FUL

- EXTENSIONS AND ALTERATION TO DWELLING
- PER
- 08.03.2005

06/00628/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 18.07.2006

08/00817/FUL

- EXTENSION AND ALTERATIONS TO DWELLING
- PER
- 06.10.2008

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents, A site notice was also posted within the vicinity of the site.
- 5.2 No response has been received.

6. Consultation

- 6.1 No objections have been received from following consultees:
- LCC Ecology
 - Burbage parish council

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
- Impact on the highway and parking provision

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 first-floor rear extension would project from the rear elevation of the main dwelling and would be set down from the principal roofline. As a result, it would not be visible from the public realm. The HBBC Good Design Guide generally advises against flat roofs, particularly at first-floor level. However, in this case, the extension would not be visible from the streetscene or any public realm, would be appropriately set back from the existing roofline, and is located to the rear of the property. Given the size of the main dwelling and its existing outbuilding, the extension is considered modest in scale and clearly subordinate to the host dwelling. Therefore, based on these factors, on balance, it is not considered to have any adverse impact on the streetscene, the character of the surrounding area, or the design of the main dwelling.

- 8.6 The front part of the existing balcony would be retained as part of the proposal and incorporated into the new master bedroom. A door is proposed to provide access to this area. This alteration is not considered to result in any adverse impact on the main dwelling or the surrounding area.
- 8.7 Therefore, the form and design of the development is considered subordinate to the main dwelling and the design of the extension, and proposed door 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

- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 The properties most directly affected by the proposed development are Watling House to the east and The Gables to the west. The extension would not project beyond either of these neighbouring dwellings. In addition, the absence of windows on the side elevations, together with the existing boundary treatment formed by mature trees, and the fact that the proposal would not intensify the existing balcony's impact, means the development is not considered to result in any overdominance, loss of light, loss of privacy, or overlooking to neighbouring properties or their amenities.
- 8.12 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.

Impact upon Parking Provision and Highway Safety

- 8.13 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.

- 8.14 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.15 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with six-bedroom dwellings should provide a minimum of three off-street parking spaces. The proposal would add one more bedroom to the dwelling, however given the significant parking area in front and it will remain unchanged as a part of application and therefore the proposal is not considered to have any adverse impact on the parking area and highway and pedestrian safety.
- 8.16 Therefore, the scheme is regarded as being 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.
- 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 First Floor Plan, Drg No. AA-05
- Proposed Elevations, Drg No. AA-06
- Site Location Plan
- Block Plan

As received by the local planning authority on 16 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 openings 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.