

Delegated Report

Planning Ref: 26/00225/HOU

Applicant: Mr and Mrs Stuart and Jo Jordan

Ward: Burbage Sketchley & Stretton

Site: The Briary Bullfurlong Lane Burbage

Proposal: Two storey rear extension

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. This householder planning application seeks planning permission for a two storey rear extension to The Briary, Bullfurlong Lane, Burbage.
- 2.2. The extension will remove the existing rear conservatory and add a permanent structure that will serve an open plan dining and living room at ground floor and a master bedroom to the first-floor level.
- 2.3. The rear extension is proposed to have an external width of 4.75 metres and a depth of 5.20 metres. It would feature an irregular gabled roof to the rear, with an eaves height of 4.5 metres on the south and 5.24 metres on the north elevation. It would also match the ridge height of the existing building, measuring 7 metres.
- 2.4. The rear extension element is proposed to be finished in both red brick and render.
- 2.5. At ground floor a bi-fold door is proposed in the south elevation of the extension facing the Willow (neighbouring property to the south) and an obscure glazed window is proposed in the northeast elevation facing Amberley (neighbouring property to the north). At first floor a juliet balcony is proposed in the rear elevation of the extension, an obscure glazed bathroom window is proposed in the northeast elevation and two rooflights are proposed in the roof slope of the south elevation.
- 2.6. The proposal has been amended on 21.05.2026 increasing the depth of the proposed development from 4.75 to 5.20 metres.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, detached property on Bullfurlong Lane to the south of, and within the settlement boundary of Burbage. The property faces northeast, is set back 5.5m from the highway, has a high foliage boundary treatment to its frontage and the dwelling itself is constructed with half red brick, half cream render. Most properties along Bullfurlong Lane differ in architectural style, scale and massing and as such there is minimal consistency in the design of the street-scene – both immediate neighbouring properties are single-storey dwellings. Bullfurlong Lane is wholly residential in character but there is open countryside adjacent to the opposite properties to the east.

4. Relevant Planning History

02/00540/FUL

- Single storey rear extensions and detached garage
- Permitted
- 20.06.2002

97/00430/FUL

- Erection of rear conservatory (revised scheme)
- Permitted
- 03.06.1997

14/00153/HOU

- Erection of detached garage
- Permitted
- 11.04.2014

14/00691/HOU

- Erection of detached garage
- Permitted
- 26.08.2014

14/01200/HHGDO

- Rear extension measuring 5.900 metres in depth; 4.000 metres in height to the ridge; and 2.650 metres to the eaves
- HHPAR
- 08.01.2015

15/00096/HOU

- Single storey rear extension
- Permitted
- 23.03.2015

89/00424/4

- Extensions and alterations to detached house and double garage
- Permitted
- 08.06.1989

25/00646/HOU

- Single storey rear extension and new garden room.
- PER
- 22.08.2025

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.
- 5.2 One objection has been received raising concerns that the proposed extension would result in a loss of sunlight to the neighbouring garden room and patio, reducing their usability and affecting the neighbour's amenity. The objector also expresses concern about potential overlooking from proposed first-floor doors and the possible loss of privacy, particularly if the existing Magnolia tree is removed.

6. Consultation

- 6.1 There have been no objections from the following consultees:
- Burbage Parish Council
 - LCC's Ecology Unit: the ecology unit objected to the scheme on 31.03.2026 seeking a Preliminary Roost Assessment (PRA) be undertaken. A bat survey was received from the applicant on 21.05.2026 and LCC Ecology subsequently removed the objection on 21.05.2026.

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 DM6: Enhancement of Biodiversity and Geological Interest
 - 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 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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.4 Paragraph 15.1 of the Burbage Neighbourhood Plan states that houses should be matched in terms of design and scale with neighbouring properties. As there is already a high degree of variation in housing design along Bullfurlong Lane and given the proposals at the rear of the dwelling, the design is not contrary to the guidance set out in the Neighbourhood Plan.

8.5 In accordance with the Good Design Guide, rear extensions should be clearly subordinate to the main dwelling and designed with appropriate height, width, and depth, while reflecting or complementing the materials and detailing of the original building. The proposed development is a two-storey rear extension and features an irregular gabled form, resulting in a slightly asymmetrical appearance to the rear, however, the proposed fenestration and design approach ensure that it remains visually acceptable. Given its relatively modest scale and the presence of the lower single-storey gabled roof element to the right, the extension is considered to remain subordinate to the host dwelling. Moreover, as it would not be visible from the public

realm, the proposal is not considered to result in any significant harm to the character or appearance of the existing building or the surrounding area.

- 8.6 A first-floor obscure glazed window serving a bathroom is also proposed. Given its scale and positioning, and that it is well-proportioned and reflective of the existing fenestration, it is not considered to harm the overall design or appearance of this elevation.
- 8.7 By virtue of its consistent design, the proposed use of matching external materials and the scale, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, the Burbage Neighbourhood Plan and the Good Design Guide.

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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 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 45⁰ guidance.
- 8.11 The properties most directly affected by the proposed development are Amberley to the north and The Willows to the south.
- 8.12 An objection has been received raising concerns regarding loss of sunlight to the neighbouring garden room and patio, potential overlooking from first-floor openings, and the possible removal of existing vegetation. The proposed extension would project beyond the rear building line of Amberley; however, it is not considered to breach the 45-degree rule in relation to this property. A separation distance of approximately 4.34 metres would be retained. While there may be a slight loss of morning/midday light, given the lack of breach of the 45⁰ guidance and depth of the extension this would not be adverse to warrant refusal. And the development would not result in overdominance or an overbearing impact on the neighbouring property or its amenities.
- 8.13 The proposed side-facing window towards Amberley would be obscure glazed and would not serve a habitable room. The proposed rear facing window would not cause

additional overlooking beyond the existing windows and is typical of a typical residential setting. As such, it is not considered to give rise to any harmful overlooking or loss of privacy to the neighbouring property or its amenities.

- 8.14 The Willows located to the south of the application site, is a bungalow. The proposed extension would not project beyond its rear building line and is not considered to breach the 45-degree rule in relation to this property. A separation distance of approximately 6.21 metres would be maintained, which is considered sufficient to prevent any overbearing or overdominant impact. Furthermore, as no windows are proposed in the elevation facing this neighbouring property and no habitable windows in the side elevation of The Willows facing the development, the development is not considered to result in any loss of privacy or material loss of light to the neighbouring amenity.
- 8.15 Given the separation distance of approximately 63 metres to the nearest neighbouring properties to the back, and 43 metres to the rear boundary, the proposed rear window is not considered to result in any loss of privacy to nearby dwellings or their amenities.
- 8.16 By virtue of these factors the proposal would have a slight loss of light impact and 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

- 8.17 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.
- 8.18 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.19 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to four bedrooms; however, the frontage of the property is able to accommodate three parking spaces, and the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.20 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.21 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.22 The proposed works consist of a two-storey rear extension sited on existing garden. Surrounding the site are mature gardens and tree lines, which lead out into the wider agricultural landscape and provide good habitat connectivity for protected species such as bats. In the first LCC consultation response, they stated that *'The proposed extension involves alterations to the existing roof, roofline, loft space, soffits and tiles which provide potential access and suitability for roosting bats. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls. Therefore, a Preliminary Roost Assessment (PRA) is required to assess the building and garage for potential bat roosting features. This should also scope in any potential disturbance to other protected species.'* Therefore, based on the nature of the works and surrounding habitat, a Preliminary Roost Assessment (PRA) was required.
- 8.23 Furthermore, LCC Ecology also stated that *"Additionally, the site is located within a 'Swift Alert' zone as it is within 250m of recorded nest sites. Swifts are a declining species, and a priority species in our Local Biodiversity Action Plan."* Therefore, they also have requested the PRA to include any potential opportunities for an integrated swift nest box on the new elevation.
- 8.24 The applicant submitted a bat survey, provided with the support of a licentiate ecologist, on 08 April 2026. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that *'The Bat Survey completed by Stefan Bodnar (May 2026) has been reviewed. The dwelling was assessed as having negligible bat roosting potential and remains in good condition, with no evidence of features suitable for roosting bats. Therefore, no further bat surveys are required.'*
- 8.25 The ecology team also stated in their final letter that *" Biodiversity Enhancements: Suitable enhancements in the form of swift boxes are recommended within Section 5 of the report. These are supported by a separate document detailing the proposed locations and model types. This is considered acceptable, and the following condition is therefore recommended."* As such, a condition has been recommended which is detailed at the end of this report.

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 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

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:

- Proposed Site Plan Dwg. No. 25 51 05e
As received by the Local Planning Authority on 05.06.26 and
- Proposed Floor Plans and Elevations Dwg. As Proposed 2625 51 08d
As received by the Local Planning Authority on 21.05.26.

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).

3. Prior to first use of the extensions hereby approved a swift box shall be installed in accordance with the Proposed Elevations, drawing As Proposed_1 Dwg. No. 25 51 08d and Section 5 of the submitted Internal/External Bat Survey by Dr Stefan Bodnar. Thereafter it shall be maintained and retained in perpetuity.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

4. The materials to be used on the external elevations of the extension and roof 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.