

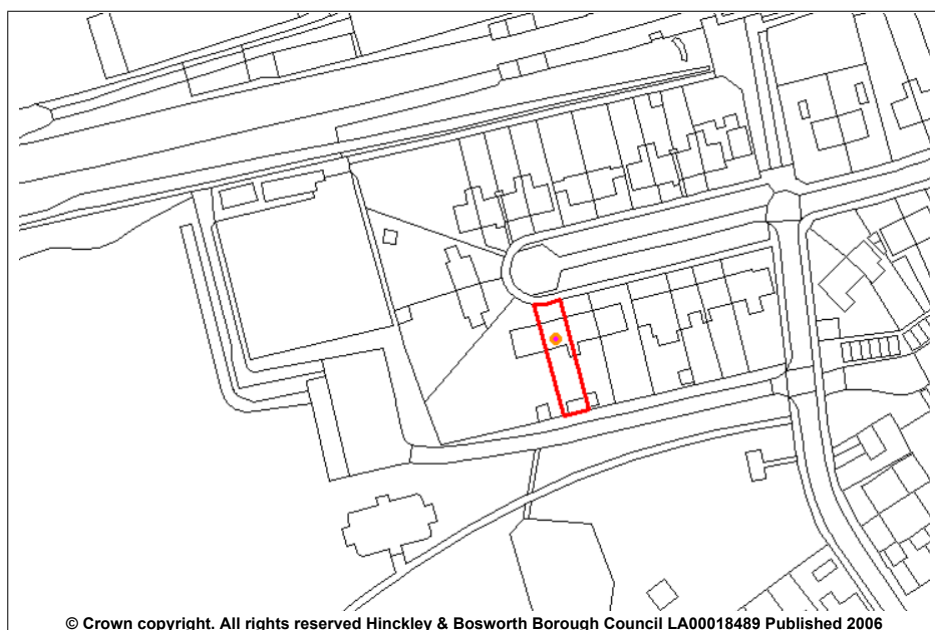
Planning Committee 2 June 2026
Report of the Assistant Director of Planning and Regeneration

Planning Ref: 26/00210/HOU
Applicant: Mrs Dena Abbott
Ward: Burbage St Catherines & Lash Hill



Site: 7 West Close Burbage Leicestershire

Proposal: Erection of single storey rear extension.



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 planning permission for the erection of a single storey rear extension at 7 West Close Burbage. The extension would replace the existing outbuilding, and it is for the addition of one bedroom.

- 2.2. The proposed rear extension would project 4.95 metres from the rear elevation and would have a width of 3.82 metres. It would feature a gabled roof with an eaves height of 2.49 metres and a ridge height of 3.69 metres.
- 2.3. The applicant has advised that the purpose of the proposed development is to provide a ground floor bedroom in order to accommodate the needs of a disabled family member.
- 2.4. The external walls are proposed to be finished in brick to match the existing property, with tiles to the roof that complement the existing materials and finishes.
- 2.5. The Application is being presented at Committee as the Applicant is employed by Hinckley & Bosworth Borough Council.

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 contains a mix of terraced and semi-detached properties of different size, design and finishes.
- 3.2. The application property is a two-storey mid-terrace dwelling finished in red brickwork, with windows and doors in white uPVC installed on the elevations.
- 3.3. The dwelling is situated within a cul-de-sac, set back from the highway, and benefits from a small garden and a parking space to the front. Rugby Road recreation ground is located to rear of the application site.

4. Relevant Planning History

Non-Relevant

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 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 upon highway safety and parking provision

Design and Impact upon the Character of the Area

- 8.1 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.
- 8.2 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.
- 8.3 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) (now amended), 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 4.95 metres from the original rear elevation of the dwelling and would have width of 3.82 metres. The extension will have an eaves height of 2.49 metres and a ridge height of 3.69 metres which would be well set down from the main dwelling roofline and therefore subordinate to the main dwelling. Considering its siting to the rear of the dwelling and given the scale and design of the proposed extension, the proposal would not be visible from the public realm and is not considered to have any adverse impact on the streetscene or the character of the dwelling. Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.

- 8.6. According to the HBBC Good Design Guide, fenestration—including the scale, rhythm, proportions, and detailing of window and door openings—plays a critical role in the success of residential design. The proposed extension involves inserting a window opening to the rear which is consistent with the fenestration style of the main dwelling and is not considered to have any adverse impact on the existing fenestration, design or character of the surrounding area.
- 8.7. The proposed use of roof tile, brickwork along with uPVC doors and window openings is in keeping with the materials used in the surrounding area and complements the existing dwelling.
- 8.8. Therefore, the form and design of the development is considered to be appropriately designed and subordinate to the main dwelling and 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 45° guidance.
- 8.12. The properties most directly affected by the proposed development are No. 8 West Close to the west and No. 6 West Close to the east of the site.
- 8.13. The extension would protrude 4.95 metres beyond the rear elevation of No.8 and would slightly breach the 45° rule when measured from the adjacent principal window of a habitable room. However, given that the proposed extension would be single-story, a 2 metre separation distance would remain between the extension and the boundary with No. 8, and that the rear elevation of No. 8 has a south facing orientation, the minor breach of the 45° rule is not considered to result in significant adverse overbearing impacts or loss of light.
- 8.14. There is one proposed side window which would face west towards No. 8 to the west. Given the single storey nature of the proposed development and the presence of a shared boundary treatment (1.8m close boarded fence), the proposed window is

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not considered to cause any loss of privacy to this neighbouring property or its amenities.

Commented [EB2]: What about the side facing bedroom window? Will this cause a loss of privacy?

8.15 As noted above, No. 6 is located to the east of the application site and is attached to the host dwelling. No.6 has an outbuilding along the shared boundary with the application site, and the extension would project approximately 1.6m beyond this. Given the single-storey nature of the proposed development, together with the absence of any openings on this elevation or within the neighbouring outbuilding, there would be no adverse amenity impact. Accordingly, the proposal is not considered to result in any unacceptable impacts in terms of overbearing impact, loss of privacy, loss of light, or overshadowing to No. 6 West Close.

8.16 By virtue of above, on balance, 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

8.17 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 The proposal would increase the number of bedrooms within the dwelling from two to three. In accordance with the Leicestershire Highway Design Guide, a minimum of two off-street parking spaces is required for dwellings with up to three bedrooms. Whilst the site is unable to accommodate two off street spaces, given to the availability of on-street parking, the cul-de-sac location, and the primarily residential nature of the area with low traffic, the proposal is not considered to cause significant highway safety harm. On this basis, the proposal is considered to have a negligible impact on the highway network and is therefore regarded as compliant with Policies DM17 and DM18, with no unacceptable impacts on parking provision, pedestrian safety, or highway safety.

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 Block Plan, Site Location Plan Drg No. 25/441/PL01
 - Proposed Ground Floor Plan, Elevations, Drg No. 25/441/WC02 Rev C

As received by the local planning authority on 04 March 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).

3. The materials to be used on the external elevations of the extension 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.