

Officer Report

Planning Ref: 25/00630/HOU
Applicant: Samantha Davies
Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 22 The Fairway Burbage Hinckley

Proposal: Single storey side extension with a pitched roof, removal of garage.

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 the erection of single storey side extension with a pitched roof at 22 The Fairway, Burbage. The side extension would protrude 3 metres from the side elevation creating an overall width of 7.30 metres.
- 2.2. The proposed extension would also have a depth of approximately 8.50 metres with a hipped pitched roof and an eaves height of 2 metres and ridge height of 3.82 metres.
- 2.3. The extension would be in line with the original dwelling house front elevation and the pitched roof would have two skylights. The extension would use white rendered finishes that match the existing property.
- 2.4. A new access gate on the left side of the property is also proposed.
- 2.5. The existing garage and chimney will be removed as a part of this application.
- 2.6. The application has been revised since it was first submitted to replace the proposed flat roof with a hipped pitched roof that matches the existing dwelling.

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 is a mix of semi-detached and detached properties of different sizes, designs and finishes. A number of the properties within the street have had single storey side extensions.

- 3.2. The application property is a bungalow featuring two bay windows on the front elevation. The external finish comprises a combination of brown brickwork and white render.
- 3.3. An existing garage is located to the east of the property which is connected to the main dwelling via a side door.
- 3.4. The dwelling is set back from the road with a small front garden and a parking area to the side of the garden.

4. Relevant Planning History

- 4.1. No relevant planning history

5. Publicity

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

6. Consultation

- No objection has been received from following consultees:
 - LCC Ecology Unit
 - Burbage Parish Council

7. Policy

- Core Strategy (2009):
 - Policy 4: Development in Burbage
- 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
- Burbage Neighbourhood Plan (2015 - 2026)
 - Policy 3: Design and Layout
 - Policy 4: Parking
- National Planning Policies and Guidance:
 - National Planning Policy Framework (NPPF) (2024)

- National Design Guide (2019)
- Planning Practice Guidance (PPG)
- 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 parking provision and highway safety

Design and Impact upon the Character of the Area

- 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.
- 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.
- Paragraph 21.3 of Burbage Neighbourhood Plan states that extensions, conversions and alterations will use materials, design and scale compatible with original buildings.
- Policy 3 of the Burbage and Neighbourhood Plan state that any future residential development within the Parish of Burbage must respect its surroundings and result in the provision of high-quality homes.
- The extension would have a hipped pitched roof, which complements the main dwelling and surrounding area and makes the design more symmetrical and well-balanced. The proposal is now considered to complement the character of the surrounding area.
- The proposed single-storey extension would project 3 metres from the original side elevation of the dwelling making a total width of 7.30 metres. Although it protrudes in line with the front elevation of the main dwelling without any setback from the front elevation, it remains subordinate in scale, being smaller in width and height than the main dwelling. Due to its modest size and single-storey nature, the extension is not considered to have any adverse impact on the streetscene.

Furthermore, its design is in keeping with the character and appearance of the surrounding area and adjacent neighbouring properties.

- Matching materials and fenestration are proposed which also ensures a cohesive appearance to the existing dwelling and surrounding street scene.
- Therefore, the form and design of the development is considered modest, and the scale of the extension 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.

Impact upon Residential Amenity

- 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.
- Policy DM10(a) and (b) of the SADMP states that 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.
- 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.
- The neighbouring property most directly affected by the proposed development is No. 24 The Fairway, located to the south of the application site. No. 24 is a bungalow, and the area adjacent to No. 22 comprises a garage with no habitable windows facing the application site. Although No. 24 is aligned with the shared boundary, the proposed extension will maintain a minimum separation distance of approximately 1 metre at its closest point. The extension will not project beyond the rear elevation of No. 24 and therefore does not breach the 45-degree guidance. As such, the proposal complies with the HBBC Good Design Guide and is not considered to have any adverse impact on the amenity of the neighbouring property.
- The proposal includes two obscure-glazed side windows serving non-habitable rooms—a wet room and a utility area. Additionally, one entrance door is proposed on this side. None of these elements are expected to have any adverse impact on the amenity of neighbouring properties.
- By virtue of these factors, 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

- 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.
- Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- According to the Leicestershire Highways Design Guide (2024), a dwelling with up to three bedrooms is required to provide a minimum of two parking spaces. The proposed development involves the addition of one bedroom, resulting in a three-bedroom property. The driveway in front of the dwelling measures approximately 52.70 square metres. Based on the Leicestershire Highways Design Guide (LHDG) standard parking space dimensions of 2.4m x 5.5m in addition to 0.5m if bounded on one side, or 1m if bounded on both sides—the available space is sufficient to accommodate two off-street parking spaces in accordance with the guidance. Therefore, the proposal complies with the LHDG standards, DM17 and DM18 and is not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

9. Equality Implications

- 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.
- 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.
- There are no known equality implications arising directly from this development.

- 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

- 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:

- Amended Proposed Floor Plan Drg No: 25.17.02A
- Amended Proposed Roof Plan, Drg No. 25.17.03A
- Amended Proposed Elevation, Drg No. 25.17.04A
- Amended Proposed Site Plan, Drg No. 25.17.05A

All received by the local planning authority on 27 June 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).

4. The materials to be used on the external elevations and proposed pitched roof of the approved development 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.