

## Delegated Report

**Planning Ref: 26/00458/HOU**

**Applicant: Mr R Vowles**

**Ward: Burbage St Catherines & Lash Hill**

**Site: 131 Sapcote Road Burbage Hinckley**



**Proposal: Demolition of the existing conservatory and the erection of a single storey rear extension**

**Case Officer Zahra Jam-Rotbeh (Planning Officer)**

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### **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 demolition of the existing conservatory and the erection of a single storey rear extension at 131 Sapcote Road Burbage to provide additional floor space to the existing kitchen and dining room at ground-floor level.
- 2.2. The proposed rear extension would measure 5.66 metres in width and 5.85 metres in depth. It would feature a flat roof with a parapet wall, resulting in an overall height of 3.64 metres. The extension would also incorporate two rooflights (Velux windows), each projecting approximately 0.35 metres above the roof surface.
- 2.3. The proposed development would be finished in render and would include decorative cornice detailing and a decorative timber plynth. A bi-fold door on the rear elevation is also proposed as part of this application.

### **3. Description of the Site and the Surrounding Area**

- 2.4. The applicant site is a semi-detached property at 131 Sapcote Road within the settlement boundary of Burbage, towards the edge of the settlement.
- 2.5. The neighbouring properties are semi-detached properties in different design and scale, which are all considerably set back from the highway.

### **4. Relevant Planning History**

#### **13/00697/HHGDO**

- Rear extension measuring 5.86m in depth; 2.49m in height to the ridge; and 2.05m in height to the eaves

- HHPANR
- 18.09.2013

**13/00901/CLUP**

- Certificate of proposed development for extensions and alterations to dwelling.
- CERTPU
- 23.12.2013

**19/00836/HOU**

- Proposed single storey rear extension, and roof extension with balcony.
- PER
- 20.09.2019

**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 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 form, design, and single storey massing of the development would be considered to appear subordinate to the host dwelling. The extension would not be visible from the principal elevation of the property or any public views, and the scheme would use render to the whole of the rear extension to match elements of render present on the existing property. By virtue of these factors, the design and appearance of the proposed development would be considered to comply with Policy DM10 of the SADMP, and Policy 2 of the BNP.

### 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 450 guidance.
- 8.8 The neighbouring properties most likely to be affected by the proposal are No. 133 Sapcote Road to the east and No. 129 Sapcote Road to the west. The proposed rear extension would not breach the 45-degree rule in relation to either neighbouring property. No new side-facing windows are proposed, and the extension would maintain the existing separation distance from neighbouring properties. Furthermore, the proposed extension would have a similar footprint to the existing conservatory and would therefore not introduce any significant additional built form. 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 any neighbouring properties. As such, the development is considered acceptable in terms of its impact on the residential amenities of neighbouring properties.
- 8.9 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 Elevations, Drg No. PL-01938-2
  - Proposed Ground Floor Plan, Drg No. PL-01938-1
  - Proposed Parking Plan, Drg No. PL-01938-4
  - Site & Location Plans, Drg No. PL-01938-2
- as received by the Local Planning Authority on 20 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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.