

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00252/HOU

APPLICANT DETAILS

Chris Bedford

SITE ADDRESS

4 Vilia Close, Burbage

PROPOSAL

Single storey front, side and rear extensions

SITE DESCRIPTION

The application site is located within the settlement boundary of Burbage.

The site contains a two-storey detached dwelling with single storey integrated garage. The existing dwelling is of brick construction with a tiled roof. The two-storey section of the dwelling has a multi-gable roof form while the single storey garage and rear conservatory have hipped roof forms.

The site is accessed from the unadopted section of Vilia Close. The surroundings of the site are predominantly residential and surrounding dwellings are typically two storey with similar single storey integrated garages.

TARGET DATE FOR DECISION

9 January 2026

RELEVANT PLANNING POLICIES / GUIDANCE

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 (2021)

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other relevant guidance

- Good Design Guide (2020)
- Leicestershire Highways Design Guide (LHDG) (2024)

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- Technical Housing Standards – Nationally Described Space Standards (2015)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The site is within the settlement boundary of Burbage and within the Burbage Neighbourhood Plan area. It is also a Swift Nest site.

PUBLICITY RESPONSES

The application was originally submitted as a two-storey side extension. There was one response to the initial publicity for the application in its original form. The response received objected to the proposal on grounds of overlooking and loss of privacy.

The revised application proposes single storey front, side and rear extensions. There were no responses received to the publicity for the application in its amended form.

CONSULTEE RESPONSES

The proposal in its original form as a two-storey side extension received the following consultee responses:

Burbage Parish Council – No objections.

Leicestershire County Council (LCC) Ecology – The application site is located within a Swift Alert zone as it is within 250 metres of recorded nest sites. As swifts are a declining species and a priority species in the Local Biodiversity Action Plan, a condition is recommended requiring ecological enhancements in the form of swift boxes.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	There is no previous relevant planning history for the site. This application itself was originally submitted as a two-storey side extension and has subsequently been amended to single-storey front, side and rear extensions.
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes. The proposed side and rear extension is single storey and therefore of a reduced scale as compared to surrounding two storey development. The side and rear extension is unlikely to be visible from Vilia Close given the existing layout and vegetation on the application site.
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	The roof form is consistent with the existing single storey garage projection of the dwelling. The proposed front extension introduces a small porch element that is not typical of surrounding dwellings along Vilia Close. Notwithstanding this, there are similar examples in the wider locality. The use of small projecting gable elements is also not unprecedented in the existing dwelling design, with the front porch element replacing a similar element on the upper storey of the dwelling. The proposal is therefore considered to complement the surrounding character in accordance with Policy DM10 of the SADMP.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes. The proposed extensions are to be of brick construction to match the existing dwelling, with roof tile also to match the existing. This complements the existing dwelling and is consistent with material finishes of adjacent dwellings, in accordance with Policy DM10 of the SADMP and the Good Design Guide.
Are there any overlooking / privacy / residential or other amenity issues?	No. The proposed side and rear extension is single storey. The habitable room window on the rear elevation is separated from the rear elevation of neighbouring 32 Bullfurlong Lane by over 21 metres. The neighbouring dwelling to the south, 5 Vilia Close, has no habitable room windows on its northern elevation. The proposal therefore meets setback distances sought by the Good Design Guide and would ensure sufficient amenity for neighbours and future occupiers in accordance with Policy DM10 of the SADMP.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes. The proposed extensions are all single storey in height, and are set down from the eaves and ridge height of the existing single storey elements of the dwelling.

	The side extension retains a separation distance from the southern site boundary of over 1 metre. The depth of the rear extension matches the existing rear conservatory which it will replace, and thereby would not extend any deeper into the site than existing development. The proposal is therefore not considered likely to be overbearing to neighbours or to represent an overdevelopment of the site, consistent with Policy DM10 of the SADMP and the Good Design Guide.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes. The site retains its existing private garden space, to the rear of the dwelling, which is in excess of the minimums sought by the Good Design Guide. The side and rear extension does not prejudice the dwelling's existing performance against the Nationally Described Space Standards. The proposal adds additional ground floor area, does not increase the number of bedrooms, and does not decrease available storage space.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No, the site is not within a Conservation Area and the dwelling is not a Listed Building nor is it in proximity to any Listed Building.
Does the development impact on an archaeological site?	No, the development does not impact an archaeological site.

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No, there is no known flood risk to the site.
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Contamination

Are there any contaminated land issues?	No, there are no known contamination risks on the site.
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes. The proposed extensions do not impact upon the existing access from Vilia Close, nor do they result in any alteration to off-street parking provision. The proposal is therefore not considered to give rise to any additional highways impact, consistent with Policies DM17 & DM18 of the SADMP, and the LHDG.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	N/A There are no protected trees on the application site and no impacts to otherwise significant trees.
Has an ecological survey / protected species survey been submitted?	Yes. The Applicant has provided a Preliminary Roost Assessment for bats at the request of LCC Ecology.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	Yes. The application site is within 250 metres of recorded swift nest sites. To ensure protection of the priority species, LCC Ecology have recommended the imposition of a condition requiring the provision of a woodcrete swift box. The proposal will thereby address Policy DM6 of the SADMP.

Site visit

Has there been a site visit?	Yes, a site visit was undertaken in April 2025.
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Additional Observations

Nil.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions at the end of this report.

CASE OFFICER

Ashleigh Gade (Senior Planning Officer)

Conditions/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 received by the Local Planning Authority as follows:

- Site Location Plan, Drg No. 1658/SL (submitted: 12.03.2025)
- Block Plan, Drg No. 1658/BP (submitted: 12.03.2025)
- Existing, Proposed Elevations, Proposed Floor Plans, Drg No. 1658 2 Rev A (submitted: 23.09.2025)

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 proposed extensions and alterations 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).

4. No development shall take place until a swift (Apus apus) enhancement scheme has

been submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of a minimum of 1 woodcrete nest box, the make/model and location on building. All works are to proceed strictly in accordance with the approved scheme.

Reason: To ensure the protection of priority wildlife species and their habitats that are known to exist in proximity to the site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives

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.