

## Delegated Report

**Planning Reference** 25/01073/HOU  
**Applicant(s)** Mr Mikey Baxter  
**Ward** Burbage Sketchley & Stretton



Hinckley & Bosworth  
Borough Council

**Application Site** 139 Sketchley Road, Burbage

**Proposal** Single storey rear extension

**Case Officer** Jack Playle (Technical Planning Assistant)

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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 full planning permission for a single storey rear extension at 139 Sketchley Road, Burbage. The existing rear extension would be demolished to make provision for the proposed rear extension.
- 2.2. The proposed single storey rear extension would project 2.8 metres in depth from the existing rear elevation and would measure 8.2 metres in width, which would add 23.8 metres to the property's footprint. The proposed rear extension would be constructed with a mono-pitched roof that would have a ridge height of 3.9 metres and an eaves height of 2.7 metres. The proposed extension would be constructed with concrete roof tiles, and a partial facing brickwork and partial rendered finish.

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

- 3.1. The application site is a two-storey detached property located on the southern side of Sketchley Road within Burbage. The existing dwelling is constructed with a partial red brick finish to the ground floor and a partial white rendered finish to the first floor. The area is predominantly residential in character and all the dwellings along Sketchley Road benefit from a variety of different styles and design.

### 4. Relevant Planning History

#### 4.1 04/01085/FUL

- Extension and alteration to dwelling
- Permitted
- 06.09.2004

## **5. Publicity**

- 5.1 The application has been publicised by sending out letters to local residents. One letter of was received in support of the application. No further responses have been received.

## **6. Consultation**

- 6.1 There have been no objections from Leicestershire County Council (LCC)'s Ecology Department or Burbage Parish Council. 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 1: Settlement Boundary
- 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:

- 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 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.
- 8.3 The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building. The Good Design Guide confirms that roofscapes are a key character forming feature of detail in residential design.
- 8.4 The rear extension to the existing main dwelling would be considered to be of an appropriate height, width and depth, and would appear subordinate to the existing dwelling. The Application Form states that the proposed development would be constructed with concrete roof tiles, and a partial red brick and rendered finish. A planning condition could be utilised to ensure that these materials match those of the existing property to ensure the development achieves a satisfactory external appearance. Given the above, the proposed development would be considered to respect the character of the surrounding area.
- 8.5 By virtue of the design, the proposed use of matching external materials, the scale and the limited prominence of the extension, the proposal would be considered to respect the character of the existing dwelling and surrounding area in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

#### Impact upon Residential Amenity

- 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, 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.
- 8.7 Policy 1 of the Burbage Neighbourhood Plan (BNP) states that residential development will be supported where it complies with other development plan policy.
- 8.8 Policy 2 of the BNP states that future resident development must respect its surroundings and follow the existing pattern and development.
- 8.9 The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8 metres from the blank side of a single storey neighbouring property, rising to 14 metres for a two-storey property.

- 8.10 The proposed extension would replace an existing 1.9-metre-deep single storey rear extension within the site. The new rear extension would extend one metre further to the rear of the host dwelling and would extend the entire width of the existing property. Both 137 Sketchley Road to the east and 141 Sketchley Road to the west extend beyond the rear of the existing dwelling. It is not considered that the proposed development would alter this existing situation, and no windows would be proposed on the side elevations of the proposed extension. Given the above, and the proposed massing of the development, the proposal would not be considered to result in any significant harm to neighbouring residential amenity.
- 8.11 To comply with the Good Design Guide, three-bedroom houses should provide a minimum of 80 square metres of private outdoor amenity space with a minimum length of 7 metres. The proposal would not reduce the host dwelling's overall provision of private outdoor amenity space below the minimum standards detailed within the Council's Good Design Guide.
- 8.12 By virtue of these factors, the proposal would not be considered to result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 of the SADMP and the Good Design Guide.

#### Impact upon Parking Provision and Highway Safety

- 8.13 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.
- 8.14 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.15 The development would not make any amendments to the existing site access arrangements and would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any significant adverse impacts upon highway safety or road network in accordance with Policies DM17 and DM18 of the SADMP.

### **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 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 received by the Local Planning Authority on 04 November 2025 as follows:

- Existing Plans – Block, Site Location Plan, Elevations, Floor Plans, Drg No1413-01.
- Proposed Plans – Block Plan, Elevations, Section, Floor Plan, Drg No1413-02 Rev A.
- Existing Plan – Parking Plan, Site Location Plan, Elevations, Floor Plans, Drg No1413-01 Rev A.

**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 extension and alteration 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).

a. **Notes to Applicant(s)**

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.