

Delegated Report

Planning Reference: 26/00311/FUL
Applicant(s): Mrs Derby
Ward: Burbage St Catherines and Lash Hill



Hinckley & Bosworth
Borough Council

Application Site: 45 Forresters Road, Burbage

Proposal: Front porch extension, alterations to existing single-storey hipped roof, single-storey rear extension, patio extension with steps, and extension of the highway dropped kerb (including demolition of existing part-built rear extension).

Case Officer: Gwion Russell (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. This planning application seeks planning permission for a single-storey front and rear extension, with associated fenestration and external materials.
- 2.2. The front ground-floor element of the extension would see the addition of 3m² to its existing footprint, with approximate dimensions of 4.6m (at its deepest) by 5.9m, serving an expanded entry hallway and bedroom. The rear ground-floor element would see the addition of 15m², with approximate dimensions of 3m by 4.7m, to serve an open-plan kitchen/dining area. The existing first-floor projecting gable would reflect the footprint of the ground-floor element with a modest increase. At the rear a projecting box bay window and bi-fold door is proposed, replacing the previously approved rear extension, which has not been constructed.
- 2.3. The proposal includes additional rooflights on an existing side extension, a new front door and additional glazing at the frontage; a 2.5m wide window at the rear elevation serving the open plan kitchen/dining space and a 4m wide bi-fold door spanning the original rear elevation of the dwelling, serving the existing living space. A small obscure-glazed window at the side elevation would serve an internal W.C.
- 2.4. The principal frontage would be finished in grey render, with facing brick to the side elevation and dark cladding to the rear elevation of the extension. All roof materials would match the host dwelling.
- 2.5. The application also proposes the widening of the existing dropped kerb, from 3.6m to 6.3m and removal of a section of the frontage brick wall. To the rear of the dwelling, a patio and associated steps are proposed, allowing entry to the grassed rear garden.

- 2.6. The application follows pre-application advice which was sought under **25/10186/PREHMO**. To support the previous pre-application, a planning statement detailed the poor quality of a previously constructed rear extension, which was approved under **22/00248/HOU** and details justification for the relocation the extension element to the front of the dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. In its current form, the dwelling is a four-bedroomed, dual-pitched, semi-detached dwelling, originally of typical 1960s residential design. It has been extended previously, with the addition of a two-storey front projecting gable and a single storey side and rear hipped roof element. The rear element of the previous extension is to be removed as part of the proposals. The dwelling is currently finished in its original brown brick, with the two-storey element finished in a half cream render, half unfinished breezeblock and the single-storey side extension element in facing brick. The entire roof of the property is finished in a dark brown concrete tile. The adjoining property, a brown-brick dwelling with a flat-roof open porchway and attached garage, remains in its original form.
- 3.2. The application dwelling is bounded by low stone wall to the front and has a generously sized front and rear garden. The property sits approximately 12m from the highway, separated by a paved driveway, grass verge and pavement.
- 3.3. Forresters Road is a sub-arterial road with dwellings of differing design, massing and scales. There are some single-storey detached dwellings in proximity to the application site, however most properties are two-storey detached.

4. Relevant Planning History

4.1. 25/10186/PREHMO

- Pre-application advice sought for front single-storey extension, alterations to existing openings, feature bay window and surround to the rear and extended dropped kerb.
- 19.01.2026

4.2. 22/00248/HOU

- Two-storey front extension, conversion of garage into habitable space, and single-storey side/rear extension
- Permitted
- 09.06.2022

4.3. 81/00277/4

- Erection of a car port
- Permitted
- 18.05.1981

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received.
- 5.3. The responses can be read in full on the Council's website.

6. Consultation

- 6.1. There have been no objections from the following consultees:
 - Burbage Parish Council
 - LCC's Ecology Unit
- 6.2. LCC's Highway Authority have no objections to the scheme however have advised the applicant would need to apply to the LPA for a vehicle crossover (dropped kerb). The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.
- 6.3. The responses can be read in full on the Council's website.

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)
 - Levelling-Up and Regeneration Act (LURA) (2023)
 - Self-Build and Custom Housebuilding Act (2015)

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The 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 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. The footprint proposed is not dissimilar to the previously approved scheme (ref: **22/00248/HOU**) and the pre-application advice sought. Given the property history, the proposals see several previous alterations unified, presenting some design betterment.

8.4. The dwelling benefits from an existing two-storey extension which has already been assessed and approved previously. The single-storey extension to the front is considered minimal, fills in a slight first floor overhang and complies with the Good Design Guidance and Policy DM10 of the SADMP.

8.5. The proposed window at the front elevation would span almost the full height of the amended mono-pitch side extension and introduces a modern “cutaway” appearance. It is incongruous with the typical window designs in the wider street scene and is visible from the public realm. The proposed side elevation includes additional roof lights in an asymmetrical and scattered layout.

8.6. The proposed works introduce a pitched roof which remains flush with the existing front elevation, but would be higher at the ridge than allowed under permitted development rights. This again results in a somewhat incongruous addition to the dwelling given the surrounding streetscene, but it does remain coherent with the dwelling itself. The property is slightly set back from the bungalows to the west which also moderates the harm caused by this proposal.

8.7. On balance, given the presence of render and a variety of property designs in the streetscene, and the historic approval of a two-storey front extension, the proposals do not significantly imbalance the attached neighboring dwelling or harm the

character and appearance of the wider area. It would be unreasonable to resist the application on these points alone.

- 8.8. At the rear, whilst the proposed materials would contrast with the facing brick of the side elevation, both the further projecting element and its external cladding materials would be considered acceptable, given that the proposals are largely screened from public view.
- 8.9. The extension of dropped kerb and removal of a small section of wall of limited design merits poses no design considerations, given the varied frontages along Forresters Road.
- 8.10. In summary, whilst there are some design drawbacks to the scheme, on balance, the LPA considers that the proposal accords with Policy DM10 of the SADMP (2016) and Policy 2 of the Burbage Neighbourhood Plan.

Impact upon Residential Amenity

- 8.11. Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties. Policy DM10(e) states that proposals should not harm the amenity of current or future occupiers.
- 8.12. Given the separation distances that are established along Forresters Road, there are no element which breaches 45-degrees from the central point of any neighbouring window. The neighbouring property to the west, No. 49 Forrester Road, is sited forward from the application property, and the extension would not result in loss of light for this property.
- 8.13. Given the adequate distance maintained between the existing side extension and the eastern property boundary, the separation distance maintained is 3.4m, which complies with Good Design Guidance. Separation distances are in excess of 24m for the properties sited to the rear, which is compliant with guidance. The two-storey front expansion remains central to the plot and would not impact upon the amenity of neighbouring properties given its modest footprint increase.
- 8.14. Two of the three previously approved side windows facing No. 47 Forrester Road will be blocked up. The remaining window serves an en-suite and will be obscure glazed by condition.
- 8.15. The proposed raised rear patio has the potential to result in loss of privacy from overlooking directly to the rear windows and neighbouring gardens by virtue of its proximity to both side boundaries and the general fall in ground levels of the rear gardens. A condition, similar to that previously imposed in 2022, to require the provision of a 1.8 metres high solid timber screen fence to each side of the raised patio area would therefore be reasonable and necessary in this case to protect the privacy and amenity of the neighbouring occupiers. The removal of a small walled section and inclusion of a dropped kerb poses no residential amenity harm.

- 8.16. Given that the proposal gives no further rise to amenity concerns, the proposal complies with Policy DM10 of the SADMP (2016) and would be deemed acceptable.

Impact upon Parking Provision and Highway Safety

- 8.17. The scheme creates one new bedroom and makes the property a four-bedroom dwelling. It is considered that there is already adequate off-street parking for the dwelling and with ample on-street parking nearby, the proposal does not create an unacceptable impact on highway safety or the road network.
- 8.18. LCC Highways have not objected to the scheme, however, have advised the applicant would need to apply to the LHA for a vehicle crossover (dropped kerb).
- 8.19. The scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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.

10. Conclusion

- 10.1. Whilst some design concerns remain, the Local Planning Authority considers that the identified harm is not significant and is outweighed by the benefits of the proposal which is therefore acceptable.

- 10.2. 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

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:

- Application Form
- Existing / Proposed Plans and Elevations, Drg No. AVD-936-FRB-PL01
- Existing and Proposed Plans (Proposed Dropped Kerb), Drg No. AVD-936-FRB-PL01 Rev A
- All received by the Local Planning Authority on 01/04/26

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 window hereby permitted in the ground floor west elevation, serving the W.C. and en-suite, shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non-opening below a height of 1.7 metres from the finished floor level. Once so provided the window shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy of neighbouring occupiers in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the submitted details, prior to first use of the extended raised patio area hereby permitted, a solid close boarded timber screen fence shall have been constructed along both sides of the raised patio to a minimum height

of 1.8 metres above the patio finished floor level. Once so provided the side screen fencing shall be permanently so maintained at all times thereafter.

Reason: To protect the amenities and privacy of occupiers of the adjoining property and in accordance with Policy 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 or call 0116 272 7533.
2. Separate consent is required from the Local Highway Authority for the formation of a dropped kerb or vehicular access to facilitate off-street parking. An application should be made to the Local Highway Authority, and any works shall be carried out in accordance with their specifications and approval, in order to manage parking demand and safeguard highway safety.