

11 August 2026

Planning Department
Hinckley & Bosworth Borough Council
Rugby Road
Hinckley
Leicestershire
LE10 0FR

**Design & Access Statement for application at 30 Applebee Road,
Burbage LE10 2LJ**

Dear Sir / Madam

1.0 Introduction

This Design & Access Statement has been prepared in support of a householder planning application for the construction of a single storey ground floor side extension at 30 Applebee Road, Burbage, Leicestershire, LE10 2LJ.

The proposal seeks to provide additional living accommodation for the applicant's family whilst maintaining the established character and appearance of the property and surrounding residential area.

The design has been carefully considered in relation to the existing dwelling, neighbouring properties and the established pattern of development along Applebee Road. Particular consideration has been given to the relationship with adjoining properties and the potential effect of the extension upon neighbouring residential amenity, including privacy.

The proposed extension has therefore been designed as a modest addition to the existing dwelling, using materials and architectural detailing that match the appearance of the original property.

This Statement should be read in conjunction with the accompanying drawings listed within Appendix A.

2.0 Site and Surrounding Area

The application property is located at 30 Applebee Road, Burbage, within the established residential area of Burbage.

Burbage forms part of the main urban area of Hinckley and Bosworth and is identified within the Council's adopted Core Strategy as one of the borough's principal urban settlements. The adopted Core Strategy identifies Burbage as an important component of the wider Hinckley urban area.

The immediate surroundings are predominantly residential in character, comprising established houses and associated gardens, driveways and boundary treatments.

The existing property is a residential dwelling of traditional suburban form. The building is constructed with cavity brick and block walls, with a brown concrete tiled roof. Existing openings comprise uPVC double glazed doors and uPVC double glazed windows.

The proposed extension will be located to the side of the existing dwelling and will remain subordinate to the main house in terms of scale and form.

The proposal does not involve the creation of an additional dwelling and will retain the existing residential use of the property.

3.0 Planning Policy Context

The application will be determined having regard to the adopted development plan for Hinckley & Bosworth Borough Council, together with relevant supplementary guidance and national planning policy.

The relevant local planning documents include:

- Hinckley & Bosworth Borough Council Core Strategy (2009);
- Site Allocations and Development Management Policies DPD (adopted 2016);
- Burbage Neighbourhood Plan 2015–2026, Made Plan (May 2021);
- Burbage Village Design Statement (adopted 2006); and
- Good Design Guide Supplementary Planning Document (2020).

The Council confirms that the Site Allocations and Development Management Policies DPD forms part of the adopted Local Plan and contains the detailed development management policies used in determining planning applications.

The Council's Good Design Guide SPD provides further guidance on the application of Policy DM10 – Development and Design and specifically seeks to ensure that development respects the character of the area and the amenities of local residents and occupiers.

4.0 Relevant Planning Policies

4.1 Policy DM10 – Development and Design

Policy DM10 of the Site Allocations and Development Management Policies DPD is the principal design policy relevant to the proposal.

The policy seeks to ensure that development complements or enhances the character of the surrounding area having regard to matters including:

- scale;
- layout;
- density;
- mass;
- design;
- materials; and
- architectural features.

Policy DM10 also requires development to avoid significant adverse effects upon the privacy and amenity of nearby residents and occupiers of adjacent buildings.

The proposal accords with these requirements.

The extension is modest in scale and has been designed to read as a subordinate addition to the existing dwelling. Its appearance will reflect the established form of the house, with materials selected to match the existing building.

The proposal will also have no significant adverse impact upon neighbouring residential amenity. The side extension is single storey and the design has specifically considered the potential for overlooking and loss of privacy to adjoining occupiers.

The Council's Good Design Guide also provides guidance concerning the relationship between extensions and neighbouring habitable room windows, including consideration of the 45-degree principle for single-storey extensions.

The proposal has been designed having regard to these principles.

4.2 Policy DM1 – Presumption in Favour of Sustainable Development

Policy DM1 of the Site Allocations and Development Management Policies DPD supports sustainable development where proposals accord with the development plan and other material considerations.

The application concerns the alteration and extension of an existing dwelling within an established residential area. It therefore makes efficient use of an existing residential property without requiring the development of a new site.

The proposal provides additional accommodation for the applicant's family while retaining the established residential use.

The development is therefore considered consistent with the objectives of Policy DM1.

4.3 Core Strategy Policy 4 – Development in Burbage

Core Strategy Policy 4 – Development in Burbage establishes the strategic planning approach for the settlement.

The policy seeks to ensure that development contributes to the character and sense of place of Burbage and recognises the importance of the settlement's landscape setting.

The proposal is a small-scale householder development within the established built-up area. It will not result in the encroachment of development into the surrounding countryside or alter the settlement's wider landscape setting.

The extension will respect the existing building and surrounding residential character and is therefore considered compatible with the objectives of Policy 4.

4.4 Burbage Neighbourhood Plan – Policy 2: Design and Layout

The Burbage Neighbourhood Plan 2015–2026, which was made in May 2021, forms part of the development plan for the area.

Policy 2 – Design and Layout states that future residential development within the Parish should respect its surroundings and, where appropriate, follow the existing pattern of development and retain important natural features.

Although the proposal is a householder extension rather than a new residential development, the design principles within Policy 2 are directly relevant.

The proposed extension:

- respects the established residential character of Applebee Road;
- follows the form and architectural language of the existing dwelling;
- remains subordinate to the main house;
- uses materials that match the original property;
- does not introduce an incongruous architectural form; and
- does not require the removal of any identified important natural feature.

The proposal therefore accords with the design principles established by the Burbage Neighbourhood Plan.

4.5 Burbage Village Design Statement

The Burbage Village Design Statement (VDS) was adopted by Hinckley & Bosworth Borough Council in June 2006. The Council confirms that it should be used to inform the design of development, including modifications and extensions to properties in Burbage regardless of scale.

The VDS promotes a design process which involves understanding the relationship between a property and its surroundings, respecting existing development, and considering the built form, materials, landscaping and architectural features that contribute to local character.

The proposed extension follows this approach.

The existing property establishes the appropriate architectural reference point for the extension. The proposed materials will match the appearance of the original dwelling, ensuring that the addition integrates successfully with the existing building rather than appearing as a visually separate structure.

5.0 Design Considerations

5.1 Amount

The proposal comprises a single storey ground floor side extension to the existing dwelling.

The extension is intended solely to provide additional living accommodation for the applicant's family.

No additional dwelling is proposed and there will be no change to the established residential use of the property.

The amount of development is therefore proportionate to the existing dwelling and the residential plot.

5.2 Layout

The extension is positioned to the side of the existing dwelling, allowing the accommodation to be increased without requiring a substantial alteration to the principal form of the house.

The extension has been positioned and designed to maintain an appropriate relationship with the existing property and surrounding dwellings.

The layout has also been carefully considered in relation to neighbouring residential amenity.

5.3 Scale and Massing

The proposed extension is single storey and will remain clearly subordinate to the existing dwelling.

Its relatively low scale limits its visual prominence and reduces the potential for an overbearing relationship with neighbouring properties.

The proposal therefore represents an appropriate form of domestic extension within the established residential setting.

5.4 Appearance

The existing property is constructed with cavity brick and block walls and has a brown concrete tiled roof. The existing windows and doors are uPVC double glazed units.

The proposed extension will use materials to match the appearance of the original dwelling.

The use of matching materials is considered particularly important in ensuring that the extension appears as a natural addition to the property.

The proposed fenestration will also reflect the existing domestic character of the property.

The extension will therefore complement the appearance of the existing house and surrounding development.

5.5 Architectural Design

The architectural approach is intentionally simple and complementary to the existing dwelling.

Rather than introducing an unrelated architectural style, the proposal takes its design cues from the existing house in terms of:

- scale;
- roof form;
- materials;
- window and door proportions; and
- general architectural character.

This approach is consistent with Policy DM10 and the principles of the Council's Good Design Guide.

6.0 Residential Amenity

The potential impact upon neighbouring residential amenity has been an important consideration in developing the proposal.

The extension is single storey, which substantially limits its visual and physical impact upon adjoining properties.

Particular consideration has been given to neighbouring privacy. The extension has been designed to ensure that there is minimal additional opportunity for overlooking of adjacent properties and gardens.

The proposal does not introduce an additional storey or significant elevated external area that could result in increased overlooking.

The single-storey form also limits the potential for the extension to appear overbearing when viewed from neighbouring properties.

The development is therefore considered unlikely to result in any significant adverse effect upon:

- privacy;
- outlook;
- daylight or sunlight;
- residential amenity; or
- the general living conditions of neighbouring occupiers.

This is consistent with the amenity requirements of Policy DM10.

7.0 Access

7.1 Vehicular Access

The proposal does not involve any alteration to the existing vehicular access arrangements serving 30 Applebee Road.

No new vehicular access onto Applebee Road is proposed.

The existing parking arrangements associated with the dwelling will remain unaffected.

Accordingly, the proposal will have no material impact upon highway safety or the functioning of the surrounding highway network.

7.2 Pedestrian Access

The existing pedestrian access to the dwelling will be retained.

The proposal does not require any alteration to the established pedestrian arrangements serving the property.

7.3 Inclusive Access

The proposal is a domestic extension to an existing dwelling and will retain the established access arrangements.

The extension will be at ground floor level and will therefore provide convenient access to the additional accommodation for the occupants of the dwelling.

Where appropriate, the detailed construction will comply with the relevant requirements of the Building Regulations.

8.0 Landscaping

The proposal does not require any significant alteration to the established landscaping arrangements of the property.

Existing garden areas and boundary treatments will be retained wherever practicable.

The modest scale of the proposal means that there will be no significant landscape or visual impact upon the wider area.

9.0 Ecology and Biodiversity

The application relates to the extension of an existing residential property within an established built-up residential area.

The proposal is small in scale and does not involve development of undeveloped countryside or the removal of any identified ecological feature.

The works will be undertaken in accordance with relevant legislation and good construction practice, including appropriate consideration of nesting birds and protected species where applicable.

The proposal is not considered likely to result in significant adverse effects upon biodiversity.

10.0 Sustainability

The proposal makes efficient use of an existing residential property rather than requiring the development of a new site.

The extension will provide additional accommodation for the applicant's family within the existing home, allowing the property to continue meeting the family's needs without requiring relocation.

The use of materials matching the existing dwelling will also assist in creating a durable and visually integrated addition.

The detailed construction will be required to comply with the applicable Building Regulations, including requirements relating to energy efficiency, insulation and thermal performance.

11.0 Impact on the Character of the Area

The proposal has been designed to respond positively to the established character of Applebee Road and the wider Burbage residential area.

The extension is:

- single storey;
- modest in scale;
- subordinate to the main dwelling;
- constructed using materials matching the existing property; and
- compatible with the architectural character of the house.

It will therefore not appear as an incongruous addition to the streetscape.

The proposal is consistent with the objectives of Policy DM10, Core Strategy Policy 4, Burbage Neighbourhood Plan Policy 2, the Burbage Village Design Statement and the Good Design Guide SPD.

12.0 Planning and Design Conclusion

The proposed single storey side extension represents an appropriate and proportionate addition to the existing dwelling at 30 Applebee Road.

The development will provide additional living accommodation for the applicant's family while retaining the established residential use and character of the property.

The design has been carefully considered to ensure that:

- the extension remains subordinate to the existing dwelling;
- the scale and massing are appropriate;
- the materials complement and match the original property;
- the architectural appearance is compatible with the existing dwelling;
- the character of the surrounding residential area is maintained;
- neighbouring residential amenity is protected;
- additional overlooking and loss of privacy are minimised;
- existing access arrangements are retained; and
- there is no significant adverse effect upon the wider environment.

The proposal accords with the relevant provisions of the Hinckley & Bosworth Local Plan, particularly Policy DM10 – Development and Design, as well as the relevant principles of Core Strategy Policy 4, Burbage Neighbourhood Plan Policy 2, the Burbage Village Design Statement and the Good Design Guide SPD.

The proposal therefore represents a well-considered and sustainable form of householder development that is appropriate to its location and should be supported.

Yours faithfully,



Barnaby Robinson

Appendix - Drawing Schedule

0483-A-GA-001 - Planning Location Plan.pdf
0483-A-GA-002 - Planning Existing Block Plan.pdf
0483-A-GA-003 - Planning Proposed Site Plan.pdf
0483-A-GF-004 - Planning Existing Ground Floor Plan.pdf
0483-A-GF-008 - Planning Proposed Ground Floor Plan.pdf
0483-A-RF-005 - Planning Existing Roof Plan.pdf
0483-A-RF-009 - Planning Proposed Roof Plan.pdf
0483-L-GA-006 - Planning Existing Elevations South and East.pdf
0483-L-GA-007 - Planning Existing Elevations North and West.pdf
0483-L-GA-010 - Planning Proposed Elevations South and East.pdf
0483-L-GA-011 - Planning Proposed Elevations North and West.pdf