

Delegated Report

Planning Ref: 26/00015/HOU
Applicant: Mr Paul Cordingley
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 16 Aster Close Burbage Hinckley

Proposal: Change of use from a detached garage to an ancillary bedroom and ensuite

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for the change of use of a detached garage to an ancillary bedroom and ensuite at 16 Aster Close, Burbage.
- 2.2. The existing garage would see an increase of 0.37 metres in ridge height, alongside the bricking up of the existing garage door and insertion of a personal door, replacement of the existing side window and the bricking up of the internal through access to the additional garage.
- 2.3. The proposed external materials would correspond to those used on the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site comprises a detached bungalow situated within the settlement boundary of Burbage. The application dwelling is characterised by a dual-pitched roof form with a forward fronting gable, a flat roof canopy sits atop of the porch and bay, a hipped conservatory to the rear. It comprises a mixture of red facing brick and white uPVC to the walls, brown interlocking tiles to the roof and uPVC to the windows. Two flat roofed garages sit to the south-west of the main dwelling and link onto the garage of 18 Aster Close. The garages materials correspond to those of the main dwelling.
- 3.2. A raised slabbed pathway with metal railing leads to the main entrance of the dwelling, either side of which sits gravelled hardstanding and vegetation. A block-paved hardstanding adjoins onto this and forms a 'L' shape towards the adjacent highway, Aster Close.
- 3.3. The north and east of Aster Close is characterised by red facing brick forward fronting gable bungalows with accompanying flat roof garages. The north is characterised by a mixture of red facing brick bungalows and two-storey dwellings all of a varying design.

4. Relevant planning history

80/00343/4

- Use of land for residential development and public open space
- Outline Planning Approval
- 22.07.1980

81/00203/4

- Erection of 26 dwellings and garages

- Planning Permission
- 24.03.1981

81/00204/4

- Erection of eight detached bungalows and garages
- Planning Permission
- 24.03.1981

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.

6. Consultation

- 6.1. Burbage Parish Council:

‘Burbage Parish Council has no objections to this application but would request that, if permitted, a condition be included to ensure that the use of the new provision remains ancillary to the main dwelling.’

7. Policy

- 7.1. Burbage Neighbourhood Plan (BNP) (2015-2026)

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

- 7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

- 7.3. Site Allocations and Development Management Policies DPD (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

- 7.4. National Planning Policies and Guidance

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

- 7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (LHDG) (2024)

8. Appraisal

- 8.1. The proposed development is for extensions and alterations to existing to a property located within the settlement boundary of Burbage. As such, there is a presumption in favour of sustainable development under Policy DM1 of the adopted SADMP and Policy 1 of the BNP. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety and parking provision

Design and impact upon the character of the area

- 8.2 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respect the materials of existing adjoining/neighbouring buildings and the local area generally.
- 8.3 Policy 2 of the BNP seeks to ensure that any future residential development within the Parish of Burbage must respect its surroundings.
- 8.4 This is a householder application which cannot seek planning permission for a new dwelling or the sub-division of the existing planning unit. Instead, the application seeks approval for the conversion of an existing detached garage to be used as a self-contained ancillary residential annexe to the main dwelling.
- 8.5 The proposed scheme would involve the conversion of the existing detached garage at the site to a self-contained annex, a use which would not be inappropriate as it would complement the residential use of the application dwelling and of the surrounding area. The conversion would involve an enlargement to the garage's ridge height, however only to a very minor level, which given its location within the cul-de-sac would be predominantly screened from view. It would also see minor alterations to the design which would include the insertion of a personal door to the front elevation, replacement of the existing side window and the bricking up of the internal through access to the additional garage, additions which would be minimally viewable bearing no impact upon the character of the area. The existing garage door would be bricked up, nevertheless by way of the siting of the additional garage to the west the garage would remain to appear associated with this use.
- 8.6 The accommodation is indicated to host a sleeping area, laundry room and bathroom with the kitchen, living, parking and amenity areas all being shared facilities with the host dwelling, not having all the facilities needed for independent living meeting the criteria to be classed as an ancillary accommodation and therefore being appropriate. Despite the above, a condition has been imposed to ensure that the proposed residential annexe is to remain ancillary to the residential occupation of the application dwelling at all times in the future for the avoidance of doubt and to ensure the amenity of future occupants is safeguarded.
- 8.7 The proposed external materials would match those of the existing dwelling.
- 8.8 As a result, it is considered that the proposed rear extension and ancillary residential conversion would preserve the character and appearance and thus the significance of the area and be in accordance with Policy DM10 of the adopted SADMP, Policy 2 of the BNP and the general principles of the Council's Good Design Guide.

Impact upon neighbouring residential amenity

- 8.9 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.
- 8.10 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.11 The proposal would be limited to the change of use with a minor increase to the ridge height and fenestration. Further to the above, the proposed annexe would be used only for residential purposes ancillary to the residential occupation of the application

dwelling and therefore noise levels would be in proportion with such uses and are unlikely to result in any significant adverse noise impacts on the occupiers of any neighbouring dwellings. Should an unusual degree of noise pollution occur for such use it should be reported to the Council's environmental health team to be investigated under the separate environmental legislations in place.

- 8.12 In light of the above, the proposed change of use would bear no adverse impacts upon the neighbouring residential amenity of 14 or 18 Aster Close satisfying Policy DM10 of the adopted SADMP and Paragraph 135(f) of the NPPF.

Impact upon highway safety and parking provision

- 8.13 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.14 To support this, Policy DM17 of the adopted 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.
- 8.15 Policy DM18 of the adopted SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.17 While the proposal would see the loss of a garage at the site, with the remaining garage falling below the requirements set out within the LHDG, the site boasts a more than sufficient block-paved hardstanding suitable for the existing/retaining four bedroomed dwelling.
- 8.18 In light of the above, the proposed change of use would bear no adverse impacts upon highway safety or parking provision satisfying Policies DM17 and DM18 of the adopted SADMP, Paragraph 115(b) and 116 of the NPPF 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. The proposed development is for extensions and alterations to existing to a property located within the settlement boundary of Burbage. As such, there is a presumption in favour of sustainable development under Policy DM1 of the adopted SADMP and Policy 1 of the BNP, as long as the proposal is in accordance with the relevant policies of the SADMP.

10.2. The proposed development would have a neutral impact on the character and appearance of the surrounding area, not cause any adverse impacts upon the visual amenity of the surrounding area, the neighbouring amenity of surrounding properties or on highway safety and parking provision. On this basis, the proposal would be in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted SADMP, Policies 1 and 2 of the BNP, the general principles of the Councils Good Design Guide, the LHDG and the overarching principles of the NPPF. The proposal is recommended for approval subject to conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 7th January 2026.

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), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), the Councils Good Design Guide (2020), and the National Planning Policy Framework (NPPF) (2024)

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Layout Plan, Drg No. 25-891-loc; and
- Proposed Floor Plan, Elevations, Sections, Site Layout Plan, Drg No. 25-891-02 as received by the Local Planning Authority on the 7th January 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), the Councils Good Design Guide (2020), the Leicestershire Highways Design Guide (2024) and the National Planning Policy Framework (NPPF) (2024)

4. The annexe hereby permitted should be used as ancillary accommodation to the dwelling known as 16 Aster Close, Burbage and shall not be occupied as an independent unit of residential accommodation.

Reason: To ensure the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), the Councils Good Design Guide (2020), the Leicestershire Highways Design Guide (2024) and the National Planning Policy Framework (NPPF) (2024).

11.3 **Notes to applicant**

- a) 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.