

Delegated Report

Planning Reference: 25/00916/HOU
Applicant(s): Mr Robert Large
Ward: Burbage Sketchley and Stretton



Hinckley & Bosworth
Borough Council

Application Site: 7 Sherborne Road, Burbage

Proposal: Single storey side elevation that wraps around the front and joins a two-storey front extension. Single storey rear extension, partial demolition of existing rear single storey walls.

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 householder planning application seeks planning permission for a wraparound single-storey and two-storey front extension to 7 Sherborne Road, Burbage.

2.2. Predominantly, the proposal introduces a single-storey extension to the existing dwelling. The extension will enlarge the existing kitchen space and create a new open-plan living area to the rear, measuring approximately 7.25m in width by 7.21m in depth and adding a footprint of 26m². Additional single-storey extensions to the right (east) side and principal frontage will provide two additional bedrooms and a washroom, with these elements measuring approximately 4.05m in width by 10.69m in depth and an additional footprint of approximately 62m² respectively. A two-storey front extension is proposed which forms a central projecting gable, which utilises the existing ground-floor frontage extensions but adds a first-floor footprint of approximately 3.41m².

2.3. The proposed development involves alterations to fenestration, including the installation of windows and rooflights on the single-storey side and rear extensions. A standard casement window is proposed on the rear elevation of the rear extension, along with 5m wide bi-fold doors on its west side. Rooflights would be added to the single-storey elements - two on the side extension roof (typical Velux-style) and one larger rooflight on the rear extension. The new front door, positioned to the right of the projecting two-storey extension, will be flanked by two slimmer windows. The projecting gable will feature a standard ground-floor window and a glazed gable window at first-floor level.

- 2.4. The construction materials proposed for the extension include a combination of 55mm thick facing brick, light render and timber cladding with roof materials finished using grey concrete interlocking tiles, with the replacement of the existing roof and which will provide a consistent overall roof finish. Fenestration, including window and door frames will be constructed predominantly from grey uPVC. Solar panels are proposed at the south pitch of the main dwelling dual-pitched roof.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 7 Sherborne Road within the settlement boundary of Burbage. The property comprises a two-storey detached dwelling situated on a plot measuring approximately 965m².
- 3.2. The dwelling is constructed in a light-brown brick and features stone detailing along the ground-floor of the principal frontage and along the adjoined curved garage, to its left side principal elevation. The property is set back 9.3m from the highway by a horse-shoe driveway and is bounded by a mixture of soft and hard boundary treatment.
- 3.3. The surrounding area is predominantly residential in nature, with properties forming varied but uniform designs, typical of early 1970s architecture. Properties in the vicinity are generally of similar scale and massing, with irregularly angled roofs and some projecting mono-pitch roofs projecting the principal elevations of the nearby dwellings, and this forms the predominant roofscape.
- 3.4. The application site is accessible via Sherborne Road which is a sub-arterial cul-de-sac that 'ox-bows' north to the application dwelling, which sits conveniently at the end of the drive. The road benefits from on-street parking, however the application dwelling itself has sufficient off-street parking at its frontage. To the east of the site lies open agricultural land which is the subject of an outline application 23/00673/OUT which will see the erection of up to 343 residential dwellings, with all matters reserved.
- 3.5. The site is not located within a conservation area, nor is the property listed. However, is within the parameters of the Burbage Neighbourhood Plan.

4. Relevant Planning History

95/00941/FUL

- EXTENSION TO DWELLING
- PER
- 26.01.1996

87/00167/4

- EXTENSIONS AND ALTERATIONS TO ENLARGE GROUND FLOOR KITCHEN AND UTILITY AND FIRST FLOOR BEDROOM WITH AN SUITE
- PER

- 02.06.1987

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.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Burbage Parish Council
- 6.2. 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 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:
- 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. Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

8.3. Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.

8.4. Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.

8.5. Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.

8.6. Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.

8.7. 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.

8.8. Policy 2 (Design and Layout) of the Burbage Neighbourhood Plan sates ‘any future residential development within the Parish of Burbage must respect its surroundings and, where appropriate, should follow the existing pattern of development and should retain existing important natural features on the site, such as trees, hedgerows and

streams.’. In its proposed form the central projecting gable disrupts the original architectural design of the dwelling and despite it being sat centrally to the dwelling provides an asymmetrical appearance. However, given that the cul-de-sac is heavily screened from the main highway, sits at the end of a drive with low vehicular volume/public views and there are modern design alterations within the immediate setting, this largely mitigates this design drawback.

- 8.9. The Good Design Guide (2021) explains that household extensions, whether to the side, front or rear of an existing property or to the roof, both individually and collectively, can result in changes to the built environment that, if designed insensitively, can have a significant negative impact.
- 8.10. According to the Good Design Guide, 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 single-storey rear extension is not visually subordinate to the main dwelling in terms of its scale and overall appearance. However, it is largely screened from public view by the property’s adjoining curved garage to the west, which results in the rear extension appearing centrally positioned parallel to the principal elevation. Additionally, the impact of the rear extension is softened by the presence of mature vegetation along the side and rear property boundaries.
- 8.11. The Good Design Guide states that two storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street-scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height. In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street-scene. The front extension sits centrally to the dwelling, and the two-storey element does not cover more than 50% of the original front elevation. The dual-pitched roof of the central projecting gable matches the style of the main existing roofline and replicates the eaves height on the first-floor roof.
- 8.12. In terms of elements of detailing, it is generally appropriate to ensure that the new development integrates coherently with the existing. Incorporating all additional extension elements, the entire dwelling is proposed to be finished in a white render, along with facing brickwork and timber cladding to the first-floor of the projecting gable. This palette of materials would complement one another in terms of colour and the use of render is softened by the presence of timber cladding on the first-floor, especially given the property’s location adjacent to the countryside.
- 8.13. Roofscape is a key character forming feature of detail in residential design. This includes the shape and pitch of roofs, as well as the materiality. The hipped roof structure that covers the wraparound extension element differs from the dual-pitched gabled roof form that dominates the existing dwelling. However, the alternative option would be to design this wraparound extension with a dual-pitched roof which would

match the existing gabled roof but would result in significant bulk near the property boundary and create an incongruous design anomaly in the street. The hipped roof structure is minimal in pitch, introduces a height sensitive option near to the property boundary and is the best possible design, in this case.

- 8.14. With the above in mind, the additional roof atop the side extension element, given that it is sited below the main ridge line, would not alter the established roofline of the street scene.
- 8.15. Fenestration, including the scale, rhythm, proportions and elements of detail used for window and door openings plays a critical role in the success of housing design. In the case of residential extensions, care should be taken to ensure that the existing horizontal and vertical rhythm together with the proportion of openings is either reflected or complemented. The windows along the property frontage remain sympathetic to the existing pattern, rhythm and style by virtue of the utilisation of existing openings. Due to the unusual rear elevation of the dwelling, the window placement is already uncommon, with no consistent rhythm or pattern. However, this is largely softened by the presence of the high degree of screening surrounding the rear garden.
- 8.16. By virtue of its design and external material palette the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy 2 of the Burbage Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.17. 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.
- 8.18. 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.
- 8.19. The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.20. Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.21. The host dwelling sits perpendicular to Nos. 3 and 5 Sherborne Road, with the former sited approximately 20m in separation distance, with no direct views from any

habitable window. Nos. 4, 6 and 8 Dorchester Road sit at the rear of the site and despite being positioned parallel to the application dwelling, maintain a 20m separation distance.

- 8.22. Fenestration proposed along the west elevation of the extension, which faces the rear/side private enclosed garden of neighbouring No. 5 Sherborne Avenue include a 5m wide bi-fold door, which broadly replaces two standard casement windows. Given the presence of the application dwelling's adjoined garage (which is to be retained) and the natural positioning of the dwelling and its neighbouring dwellings, this window opening would not have direct views into a neighbouring habitable or space of No. 5 Sherborne Avenue by default and results in no loss of privacy. No additional windows are proposed at the first-floor level. Fenestration proposed at the rear elevation ground-floor includes a standard casement window, which serves one additional bedroom. This window does not propose any further loss of privacy for properties at the rear. The windows proposed at the side (east) and front (south) elevation of the application dwelling do not have direct intervisibility of any neighbouring dwelling habitable space and result in no loss of privacy.
- 8.23. The 45-degree guidance, as set out in the Good Design Guide, is applied for planning applications for extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. Given the generous property plot sizes and the presence of the garage which already breaks the neighbouring separation distance, no element of this application proposed breaches this guidance.
- 8.24. The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. The single-storey side extension maintains a 13m perpendicular/diagonal distance from the side elevation of No. 5 Sherborne Avenue.
- 8.25. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The properties sited to the rear maintain a separation distance of 20m from the rear elevation of the nearest property, however, the rear habitable windows are further separated from the rear elevation of the proposals due to the angled positioning of these dwellings (Nos. 4, 6 and 8 Dorchester Avenue). Essentially, the nearest separation distance is measured from each external corner of both dwellings.
- 8.26. No element of the proposals results in significant bulk near to any shared property boundary and will not result in shadowing or loss of light, for either the occupiers of the application property or neighbouring properties.
- 8.27. To comply with the Good Design Guide, dwellings with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals are all provided with private outdoor amenity space that exceeds 17m in length and 437m² in total area, which is compliant with the Good Design Guide. Building upon this, given the generous plot sizes and adequate separation distances, the proposals will not result in overdevelopment.

- 8.28. By virtue of the above the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.29. 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. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.30. 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.
- 8.31. 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.
- 8.32. 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).
- 8.33. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.34. Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms should provide three off-street parking spaces. Any reduction below minimum standards will require robust justification.
- 8.35. The LHDG states that garages will not normally be counted as a parking space for the purpose of calculating parking provision for:
- The garage meets the minimum dimensions
 - Planning conditions are imposed to control the use of the garage; or
 - Restrictions are placed on converting the garage to a room that can be lived in.
- 8.36. In accordance with the LHDG single bay garages should have a minimum internal dimension of 3m in width by 6m in depth, with a minimum door width for 2.3m. This increases to 6m in width with a minimum door width of 4.2m for double garages.

- 8.37. The scheme results in the provision of the dwelling of five bedrooms. It is considered that there is already adequate off-street parking for the dwelling and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, 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. 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
- Proposed Floor Plans, Drg No. Rev 03
- Block Plan, Drg No. TQRQM25262140837107
- All received by the Local Planning Authority on 25/09/25

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).

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.