

Delegated Report

Planning Ref: 26/00331/HOU
Applicant: Mr And Mrs Tansey
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 23 Alfreton Close Burbage Hinckley

Proposal: Single storey rear extension, single storey extension to existing garage and addition of timber cladding.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks planning permission for erection of a single storey rear extension, single storey extension to existing garage and addition of timber cladding at 23 Alfreton Close Burbage.
- 2.2. The proposed single-storey rear extension would measure 2.83 metres in depth and 5.12 metres in width. It would provide a new dining room and replace the existing conservatory. It features a flat roof form with a height of 3.09 metres.
- 2.3. The proposed extension to the existing garage would be irregular in shape, with a depth of 5.43 metres and a total width of 4.22 metres. It would feature gabled roofs to the rear and side, with a ridge height of 3.85 metres and an eaves height of 2.45 metres. The extension would be used as a gym and storage area for the property, it is also proposed to be constructed in matching brickwork.
- 2.4. The existing roof would will be refinished in Smooth Grey/anthracite Plain Concrete tiles instead of existing concrete pantile.
- 2.5. Timber cladding is proposed to the front elevation and the new extension of the building. A new front door is also proposed, along with a modern-style window attached to the ridge, accompanied by two decorative side windows.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Burbage and in a residential area. It is a three bedroom two-storey detached dwelling constructed of red bricks and white rendered facade, plain roof tiles and brown uPVC windows.
- 3.2. The dwelling sits at the cul-de-sac location of the Alfreton Close, there is timber fencing along the end of cul-de-sac adjacent to the main property belonging to the neighbouring properties along Boyslade Road.
- 3.3. Alfreton Close is characterised by bungalows with some limited 1 1/2 storey dwellings. Boyslade Road to the north contains two storey dwellings. Properties are finished predominantly in red brick and white render to the façade.
- 3.4. There is an existing garden area and driveway to the front of the property.

4. Relevant planning history

08/00676/FUL

- PROPOSED EXTENSIONS AND ALTERATIONS TO DWELLING.
- PER
- 03.09.2008

09/00465/FUL

- EXTENSIONS AND ALTERATIONS TO DWELLING AMENDED SCHEME.
- PER
- 17.08.2009

26/00072/HOU

- Two single storey rear extensions, enlargement of existing front and rear dormers and associated works
- WDN
- 02.02.2026

80/00492/4

- FORMATION OF ROOMS IN ROOF SPACE
- REF
- 24.06.1980

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. No objection has been received from Burbage Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 3: Development in Burbage
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (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:
 - Policy 3: Design and Layout
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2023)

- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highway Design Guide

8. Appraisal

8.1. Extensions to existing domestic properties within urban settlement boundaries 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 neighbouring residential amenity

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.

8.3 Policy DM10 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.

8.4 Policy 3 of Burbage Neighbourhood Plan states that, any future residential development within the Parish of Burbage must respect its surroundings and result in the provision of high-quality homes as per the National Planning Policy Framework (2018), HBBC Site Allocations and Development Management DPD (July 2016) and any other supporting documents to the Local Plan.

8.5 The proposed timber cladding to the front elevation and rear extension differs from the prevailing character of the area, which is defined by brickwork and white render finishes. However, when considered alongside the proposed modern style appearance, detailing, fenestration and the existing timber boundary treatment adjacent to the site, the design introduces a contemporary enhancement. Given the cul-de-sac location and the overall context, the impact on the surrounding area is considered to be minimal.

8.6 The proposed extensions to the garage and main dwelling are considered modest in scale. Due to their single-storey form, use of matching materials, and lack of visibility from any public viewpoints, they would not harm the design of the main dwelling or the character of the surrounding area.

8.7 Therefore, the form and design and scale of the proposed development is not considered have any significant adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2024) and Burbage Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.8 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.
- 8.9 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.10 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45⁰ guidance.
- 8.11 The proposed single storey rear extension is not considered to breach 45 degrees from any of the adjacent neighbouring properties. Given the sufficient distance to the boundary treatment and the neighbouring properties as well as the single-storey nature of the proposed rear extension of the main dwelling, this part of the extension is not considered to result in any harm to neighbouring properties or their amenities.
- 8.12 The proposed extension to the garage would be located approximately 1.21 metres from No. 21 Alfeton Close to the east. The proposal would extend significantly beyond the rear elevation of No.21 however there is an intervening outbuilding at the property which mitigates the harm. Given its single-storey nature, the absence of any openings facing this neighbouring property and intervening outbuilding, the proposal is not considered to result in any loss of privacy, overlooking, or overbearing impact on No. 21 or its residential amenity.
- 8.13 No. 6 Farriers Way is located to the north of the main dwelling. Given the separation distance of approximately 10 metres between the proposed garage extension and the built form of No. 6, together with the single-storey nature of the proposed development, it is not considered to result in any harm to this neighbouring property or its residential amenity.
- 8.14 By virtue of the above assessment, the proposal is not considered to result in adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers and their amenities and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Floor Plans, Elevations, 3D View, Drg No. 25/113 07A
 - Block, Site Location Plan, Drg No. 25/113 04A
- received by the local planning authority on 09 April 2026.

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. Prior to any above ground development, full details of the materials to be used on the external elevations of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

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).

11.3 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.