

Delegated Report

Planning Reference: 26/00340/HOU
Applicant(s): Miss Suzanne McDowell
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: 51 Lychgate Lane, Burbage
Proposal: Erection of a single storey 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 householder planning application seeks planning permission for a single-storey rear extension to 51 Lychgate Lane, Burbage.
- 2.2. The extension would have a gross footprint of 36m², measuring approximately 6.7m in depth and 5.5m in width. It would feature a flat roof with a 1.6m by 3m rooflight. The external finish would comprise light-coloured render and a flat roofing material, with a 4m wide bi-fold door proposed on the rear elevation to serve an open-plan kitchen and dining area.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, semi-detached property on Lychgate Lane within the settlement boundary of Burbage and outside its conservation area. The main structure of the dwelling is covered with a hipped roof and features a central shared chimney stack. To the rear of the dwelling is a gabled projection, which is shared with its adjoining neighbour and is part of the original dwelling design. The dwelling is finished in mid-brown render and features white uPVC windows. Currently, there is an outbuilding situated to the rear of the property which is to be removed as part of the proposals.
- 3.2. Lychgate Lane is a link road which branches off from the central Church Road and sited to the southeast of the village core.. In terms of design, the property lies amongst a series of semi-detached dwellings of similar scale, design and massing. Further east there are a number of detached dwellings of similar scale and massing but high degree of design variation.

4. Relevant Planning History

4.1 There is no planning history associated with this property.

5. Publicity

5.1 The application has been publicised by sending out letters to local residents and a site notice was displayed 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 11: Key Rural Centres Stand Alone

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 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 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

Design and Impact upon the Character of the Area

- 8.2 The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling and should complement the main dwelling by virtue of scale and design. Given the minimal separation distances between properties along Lychgate Lane, views from the public realm would be minimal. The proposals would be, however, visible from the rear elevations Nos. 87 and 89 De-La-Bere Crescent, to the rear.
- 8.3 The proposed use of a flat roof and light rendering would not explicitly match the host dwelling's dark brown render and dominant hipped roof form. However, this would be significantly mitigated by its screened position to the rear of the dwelling and already minimal private views. As a result, side visibility would be significantly reduced including any direct intervisibility from the nearby conservation area.
- 8.4 The contrasting use of aluminum powder coated windows to the rear would not match the existing white uPVC windows. However, given the screened location and the fact that aluminum would not contrast visually with white uPVC, this is not a concern in terms of design.
- 8.5 There are no proposed amendments to the principal frontage of the application dwelling and therefore no visual impact on the front elevation of the property.
- 8.6 Despite its contrast with the main dwelling; the proposal would not present a prominent design contrast, given the variety in massing, scale and design along Lychgate Lane and the wider area.
- 8.7 The extension would not disrupt the established separation distances of roofscape along Lychgate Lane. Despite the flat roof form being in contrast with the main hipped roof, it would not be seen to disrupt the established roofscape of the wider area.
- 8.8 By virtue of its screened positioning, the proposal would respect the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.9 The proposed extension would lie between semi-detached neighbour No. 49, and detached No. 53. The extension would project marginally beyond the rear elevation of No. 53 which serves a principal room (extended kitchen dining area) but would not breach the 45-degree line. Along the shared boundary with No. 49, there is an outbuilding in the garden of No. 49 which would screen most of the proposed

extension, with only a minimal projection beyond this. Therefore, the proposed extension would not result in any overbearing or loss of light impacts due to the siting of the existing built form at the rear of both neighbouring dwellings.

- 8.10 A separation distance in excess of 46m is maintained between the extension and the rear elevations of Nos. 87 and 89 De-La-Bere Crescent, which would not result in a detrimental amenity impact upon these occupiers.
- 8.11 The proposed maximum height of 3.3m would be greater than common single-storey rear extensions, however, given that it would remain under the ridge height of the existing single-storey gable projection and is sited centrally to neighbouring extensions/outbuildings, the extension would not result in oppressive development for neighbouring properties. This proposed height may result in some shadowing for neighbouring rear gardens; however, this is mitigated by the size of the neighbouring gardens.
- 8.12 There would be no proposed windows along either side elevation of the extension. The bi-fold door to the rear elevation would have no direct intervisibility of any neighbouring space and exceeds Good Design separation distances of 21m. By virtue of the above, the proposals would not result in loss of privacy for any neighbouring property.
- 8.13 To comply with the Good Design Guide, three-bedroom houses should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. To comply, it is noted the proposals would retain outdoor amenity space that would exceed 140m² in total area and 22m in length, which is compliant with the Good Design Guide.
- 8.14 By virtue of these factors, 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 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.

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 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 received by the Local Planning Authority as follows:

- Application Form
- Proposed Floor Plan, Elevations, Drg No. 51LYCHGATE/ 3
- Proposed Block Plan, Drg No. 51LYCHGATE/ 2
- All received by the Local Planning Authority on 13/04/26

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).

a. Notes to Applicant:

1. Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
Standing Advice valid from 1st January 2025 until 31st December 2026.

2. 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