

Delegated Report

Planning Reference: 26/00256/HOU
Applicant(s): Mrs Jodi Allen
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: 219 Sketchley Road, Burbage

Proposal: Hip to gable loft conversion to include rear dormer and rooflights to front elevation.

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 loft conversion, flat roof rear dormer, and two rooflights.
- 2.2. The application proposes a hip-to-gable loft conversion with the installation of two rooflights to the front roof elevation of the dual-pitched roof and a flat-roof dormer extension to the rear of the roof. Three standard casement windows are proposed at the rear elevation of the dormer to serve the dormer's landing, additional bedroom and bathroom.
- 2.3. The proposed extension would measure approximately 5.3m wide and 5.5m deep, with a maximum height of 2.7m and would result in an internal volume of approximately 72m³. All external materials associated with the works would comprise red facing brick, white uPVC windows and grey roofing material to match the host dwelling.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 219 Sketchley Road, within the settlement boundary of Burbage. The property comprises a two-storey semi-detached dwelling.
- 3.2. The dwelling is constructed using a cream-coloured render with a facing brick base and quoins. It also features distinct bay windows which span both floors. The dwelling is set back approximately 18m from the highway and features a large brick-paved driveway. It benefits from a number of outbuildings within the rear of its residential

curtilage including a recreational bar, polycarbonate sheltered outdoor seating area and an outbuilding at the foot of the garden.

- 3.3. The surrounding area is predominantly residential in nature, with varying designs, external materials and various roof forms. The dwelling is part of a pair of semi-detached dwellings.
- 3.4. Sketchley Road is a key road that links the towns of Hinckley to Burbage. The site is not located within a conservation area, nor is it nearby to any listed building.

4. Relevant Planning History

4/00224/FUL

Rear conservatories

Permitted

05/04/2004

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. The following concerns were raised:
- 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. The flat-roof dormer extension to the rear would fall within Schedule 2 Part 1 Class B of the GPDO parameters for semi-detached dwellings, with an additional roof space created of approximately 14m³. Whilst flat roof dormers would not ordinarily be supported by the LPA where they do not complement the host dwelling, its position at the rear of the property and its 0.2m relief from the side gable both mitigates its public visibility to glimpses between neighbouring dwellings. The property also benefits from a substantially long rear garden, at 70m, which would further mitigate any further view from the public realm.
- 8.3. There would be no increase in roof height proposed, and the proposed re-design of the roof from hipped to gable form would complement the variety of roof forms in the street scene. Although the roof type would differ from its adjoining neighbour, it would not appear incongruous within the wider area and is considered to be acceptable in design terms.
- 8.4. The two rooflights proposed at the front pitch of the roof are not out of keeping with the main dwelling.
- 8.5. External materials are proposed to comprise red facing brick for the dormer and pitched elements, with grey roof tiles to match the existing dwelling. Windows would be finished in white uPVC, according with the main host dwelling.

- 8.6. In summary, the proposal is considered to respect the character of the existing dwelling and the surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.7. The main aspect of the proposal is at roof level and would involve the expansion of a hipped roof into a gable roof form with associated massing increase. The proposed roof alteration from a hipped to gable would naturally result in some minor loss of natural light to the neighbouring gardens. The neighbouring gardens are south facing and would typically receive direct, adequate sunlight throughout the day, and this is therefore considered acceptable.
- 8.8. The additional windows proposed at the rear elevation would overlook the rear garden of both Nos. 217 and 221 Sketchley Road, sited adjacent. However, these windows would not present an irregular relationship and would provide minimal additional overlooking when compared to the existing windows at the rear elevation at first floor. The substantial length of the rear garden mitigates any overlooking towards the rear gardens of No. 7A Holly Close to the rear.
- 8.9. There are no windows proposed which would result in loss of privacy for any internal neighbouring habitable space. There are no side windows proposed and thus no element introduces direct intervisibility of an adjacent property elevation. The garden length would mitigate any loss of privacy caused by the windows for No. 7A Holly Close, to the rear and therefore fully complies with Good Design Guidance.
- 8.10. By virtue of the above, the proposals would not result in excessive amenity harm for neighbouring properties and would be compliant with Policy DM10 and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.11. The scheme would see the creation of one new bedroom and results in a five-bedroom dwelling. Given the property's large 100m² driveway, it is considered that there is 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 having regard to all relevant material considerations, it is recommended that planning permission 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 - received by the Local Planning Authority on 18/03/26.
- Proposed Site Location, Block Plan - Drg No. 005 - received by the Local Planning Authority on 18/03/26.
- Proposed Plans - Drg No. 003 Rev A - received by the Local Planning Authority on 14/05/26.
- Proposed Elevations - Drg No. 004 Rev A - received by the Local Planning Authority on 13/05/26.

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. 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.