

Officer Report

Planning Ref: 25/00623/HOU

Applicant: Kim Newbold

Ward: Burbage St Catherines & Lash Hill



Site: 58 Forresters Road Burbage Hinckley

Proposal: Loft conversion with hip to gable conversion, front flat roof altered to a pitch roof and associated works.

Case Officer: Zahra Jam-Rotbeh (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. The applicant seeks full planning permission for the proposed loft conversion with hip to gable conversion, the front flat roof would be altered to a pitch roof and associated works at 58 Forresters Road, Burbage.
- 2.2. The proposed front gable would span the entire front elevation and would have an eaves height of 2.71 metres and a ridge height of 5 metres.
- 2.3. The proposed loft conversion, with a hip-to-gable extension on the side, would add 4.79 metres of width to the existing gable on the opposite side.
- 2.4. The proposed rear dormer would have a width of 8.43 metres and a depth of 3.16 metres and a height of 2.12 metres. It would also feature a flat roof with a height of 2.17 metres and include two opening windows.
- 2.5. The external walls would be finished in facing brickwork to match the existing, and the proposed roof materials would also complement the existing building.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Burbage. The immediate street scene is predominantly made up from a mix of bungalows and two-storey properties in different size, design and finishes.
- 3.2. The application property is a three-bedroom bungalow located at the Forresters Road. 58 Forresters Road is finished in brickwork, with the openings in white uPVC installed on the elevations.

- 3.3. The dwelling is set back from the highway with a front garden and a parking area and there is garden area to the rear.

4. Relevant Planning History

79/01288/4M

- EXTENSION TO BUNGALOW
- PER
- 27.07.1979

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.

- 5.2 No response has been received.

6. Consultation

- 6.1 An objection was received from LCC Ecology requesting a Preliminary Roost Appraisal. This was provided by the applicant on 11 February 2026, and following the results of the bat survey, Ecology removed their objection on 26 February 2026, and they have recommended a condition to be applied which is detailed at the end of this report.

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 DM6: Enhancement of Biodiversity and Geological Interest
- 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 Burbage Neighbourhood Plan:

- Policy 3: Design and Layout

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- 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 Highways and Parking Provision
- Ecology matters

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 loft conversion includes a conversion of the hipped roof to a gabled roof on the eastern side. The extension would mirror the existing west-side gable in angle and scale, complementing the design of the main dwelling and enhancing the streetscene. Therefore, the proposed gable extension is not considered to harm the character or design of the host property or the wider surrounding area.

8.6 The proposed front gable would extend across the entire front elevation. It does not involve any forward projection but instead represents a change in design and internal layout. Given the matching brickwork and the symmetrical design as a whole to the front elevation, the proposal is not considered to harm the character or appearance of the main dwelling or the surrounding area. Furthermore there is a mix of character in the surrounding street scene.

8.7 The proposed rear dormer would be positioned to the rear and would feature a flat roof. Its height would align with the main ridge. Although the HBBC Good Design Guide 2020 states that the flat roofs are considered unacceptable, the single-storey

nature of the dwelling and the dormer's location to the rear mean it would not be visible from any public viewpoint. As such, the proposal is considered acceptable and in keeping with the design and character of the main dwelling and the surrounding area.

- 8.8 Therefore, the form and design and scale of the proposed development is not considered have any 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 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(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.
- 8.11 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.
- 8.12 The properties most directly affected by the proposed development are No. 56 Forresters Road to the east and No. 60 Forresters Road to the west. The proposed extension would not project beyond the rear building line of either No. 56 or No. 60. The separation distance to No. 60 would be retained and, given the absence of any proposed windows on this side facing No.60 nor on the No.60, the development is not considered to result in any loss of light, overbearing impact, overdominance, or loss of privacy to this neighbouring property and its amenities.
- 8.13 No. 56 is located to the east of the application site. As noted above, the proposal would not breach the 45-degree rule in relation to this neighbouring property. Since no side extension is proposed, the existing separation distance would be maintained. The gable extension on this side is also not considered to result in any overbearing impact, overdominance, loss of light, or loss of privacy for this neighbouring property or its amenities.
- 8.14 By virtue of the above assessment, the proposal is not considered to result in any overbearing or overdominant, overlooking, or loss of privacy 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.

Impact upon Parking Provision and Highway Safety

- 8.15 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.
- 8.16 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.17 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to five bedrooms; however, the frontage of the property is able to accommodate only two off-street parking spaces. Given the residential character of the area, it is also reasonable to expect that an additional space can be accommodated on-street without causing harm therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.18 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.19 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.20 The proposals involve the works on the existing tiled roof for a conversion which offer suitable habitat and commuting corridors for bats and birds. In the first LCC consultation response, they stated that *'The proposals involve the demolition of the existing tiled roof for a conversion; therefore, a Preliminary Roost Assessment (PRA) is required on the existing structure to allow for certainty on the likely impacts of the development to roosting bats'* Therefore based on the nature of the works and surrounding habitat, a Preliminary Roost Assessment (PRA) was required.
- 8.21 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 12 February 2026. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that *'We have reviewed the additional Internal/External Bat Survey (Stefan Bodnar, November 2025) supplied by the applicant which relates to the likely impacts of development on bats, European Protected Species and identification of appropriate mitigation measures. We are now satisfied that there is sufficient ecological information available to support determination of this application. The additional information now provides certainty for the LPA of the likely impacts on bats. We note that the roof was found to be in good condition with no access points for bats and as such the building offers negligible potential for roosting bats.'*

- 8.22 The ecology team also stated in their final letter that " *We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended in Section 5 of the Internal/External Bat Survey (Stefan Bodnar, November 2025) report to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). Reasonable biodiversity enhancement measures are a separate matter to mandatory biodiversity net gains, and the finalised details should be outlined within a separate Biodiversity Enhancement Strategy to be secured as a condition of any consent. This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended) and delivery of mandatory Biodiversity Net Gain. Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.*" As such, a condition has been recommended which is detailed at the end of this report.

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 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, as follows:

- Block Plan, Drg No. 1679/BP
 - Proposed Elevations, Floor, Roof Plans, Drg No. 1679 2
 - Site Location Plan, Drg No. 1679/SL
- received by the local planning authority on 25 June 2025.

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. The materials to be used on the external elevations of the extension and roof shall match the corresponding materials of the existing dwelling.

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).

4. Prior to any works above slab level a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Internal/External Bat Survey (Stefan Bodnar, November 2025) report shall be submitted to and approved in writing by the local planning authority.
The content of the Biodiversity Enhancement Layout shall include the following:
- a) detailed designs or product descriptions for biodiversity enhancements;
 - and
 - b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

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.