

Delegated Report

Planning Ref: 26/00663/HOU

Applicant: Ms Katie Bishop

Ward: Burbage St Catherines & Lash Hill

Site: 150 Hinckley Road Burbage Hinckley

Proposal: Erection of a single storey rear extension

Case Officer Zahra Jam-Rotbeh (Planning Officer)



Hinckley & Bosworth
Borough Council

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 full planning permission for the erection of a single-storey rear extension at 150 Hinckley Road Burbage to provide additional floor space to the existing kitchen and dining room. To facilitate this development, the existing conservatory will be demolished.
- 2.2. The single storey rear extension would have a depth of 3.14 metres and a width of 5.36 metres, it would feature a gabled roof with an eave height of 2.19 metres and a ridge height of 3.53 metres.
- 2.3. The proposed material to the external elevation would be white render to match existing, the roof, window and doors openings is also proposed to match existing.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located on Hinckley Road within the identified settlement boundaries of, Burbage. The application dwelling is a two-storey detached property that is constructed with a white render finish. The dwelling is set back from the highway, with a driveway to the front.
- 3.2. Hinckley Road is residential in character and comprises detached properties of a variety of sizes, designs, and finishes.

4. Relevant Planning History

12/00232/HOU

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER

- 17.05.2012

92/00893/4

- SINGLE STOREY REAR EXTENSION
- PER
- 16.11.1992

91/00570/4

- EXTENSION TO DWELLING
- PER
- 12.07.1991

75/01248/4M

- ERECTION OF A PORCH
- PER
- 09.09.1975

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 response has been received.

6. Consultation

- 6.1 No objections have been received from following consultees:
- Burbage Parish Council
 - LCC Ecology

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

- Policy 4: Parking

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework ('NPPF') (2026)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.5 Other Relevant Guidance:

- The Council's 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.

8.2. 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 Policy DM10 of the SADMP 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. Policy 2 of BNP states that 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.

8.3 The proposed form, design, and single storey massing of the development would appear subordinate to the host dwelling. The extension would not be visible from the principal elevation of the property, and the scheme would utilise materials that match that of the existing property. By virtue of these factors, the design and appearance of the proposed development would be considered to comply with Policy DM10 of the SADMP, and Policy 2 of the BNP in these site-specific circumstances.

Impact upon Residential Amenity

8.4 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.

8.5 The neighbouring residential properties that would be most likely to be affected by the proposed development are No.152 Hinckley Road to the northwest of the site and No.148 Hinckley Road to the southwest of the site. The proposal would be single storey in massing, and no principal habitable windows are proposed on the side elevations of the scheme. As such, the proposal would not be considered to result in any loss of privacy or overlooking impacts to these neighbouring residential properties. The proposed extension would also be separated from both properties by 2.84 metres and 5.90 metres respectively. Although the scheme would extend beyond the rear elevation of No.52, given the depth of the proposed extension, its single storey massing, and that it would replace the existing conservatory, the development would not be considered to result in any adverse significant overbearing or loss of light impacts to these neighbouring properties in these site-specific circumstances.

8.6 By virtue of above, the proposal would not be considered to result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 of the SADMP.

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 In conclusion, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is 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:

- Proposed Indicative 3D Views - Drw No B66-400
 - Proposed Elevations – Drw No B66-200
 - Proposed Ground Floor Plan – Drw No B66-110
 - Location and Site Plans – Drw No B66-001
- as submitted to the Local Planning Authority on 20 July 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. The materials to be used on the external walls, roofs, and openings of the development hereby permitted 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).

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.

