

Officer Report

Planning Ref: 25/00758/HOU
Applicant: Mr & Mrs Thompson
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: 65A Lutterworth Road Burbage Leicester

Proposal: Single Storey side extension, new front porch and external render
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 a full planning permission for the erection of single storey side/rear extension, new front porch and external render at 65A Lutterworth Road, Burbage. The proposed side extension would project 8.90 metres from the existing side elevation and 2.61 metres beyond the current side elevation, resulting in a total width of 12.08 metres (at the widest part).
- 2.2. The side extension will be placed to the side with a setback of 3.6 metres from the rear elevation, sitting on lower ground level. The extension is largely flat roofed with a height of 3.3m to the top of the parapet roof. A feature glazed gable is then proposed in the centre of the roof with a height of 4.8m.
- 2.3. The proposal involves a slight repositioning of the existing porch, moving it closer to the centre and redesigning it with a diagonal form in the front elevation.
- 2.4. The trees and hedges are proposed to be retained as a part of the application.
- 2.5. The walls will be constructed using facing bricks and the roof will be built in grey plain tiles to match the existing.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Burbage. The dwelling is set back from the road and accessed via a shared gate with No. 65b, with a mutual parking area and is not visible from the street.
- 3.2. The street scene is a mix of semi-detached and detached properties of different sizes, designs and finishes. A number of the properties within the street have had single storey side and rear extensions.

3.3. The application property is a modern, two-storey gabled roof detached house. The external finish comprises a facing brickwork.

3.4. There is a large garden area to the rear including a pool in the central area.

4. Relevant Planning History

4.1. No relevant planning history

5. Publicity

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

5.2. One objection has been received concerning potential dazzling light to a neighbouring bedroom window and the loss of trees which if lost could result in a loss of privacy

5.3. One supporting comment has been received in favour of the plans. However, concerns were raised regarding the construction process and potential noise disruption.

6. Consultation

6.1. No objection has been received from following consultee:

- Burbage Parish Council

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)

- Policy 3: 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:

- 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 parking provision and highway safety

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. Paragraph 21.3 of Burbage Neighbourhood Plan states that extensions, conversions and alterations will use materials, design and scale compatible with original buildings.

8.5. Policy 3 of the Burbage and Neighbourhood Plan state that any future residential development within the Parish of Burbage must respect its surroundings and result in the provision of high-quality homes.

8.6. As the application dwelling is set back from the street it is not easily visible from the surrounding area, with the exception of the porch the extensions would be behind the dwelling and therefore not visible from the public realm.

8.7. The proposed single-storey extension would project 8.90 metres from the existing side elevation and extend 2.61 metres beyond the current edge, resulting in a total width of 12.08 metres. It will therefore have a large footprint and is a significant extension to the dwelling. It will have 3.6 metres setback from the rear elevation and is single storey, therefore, despite its large footprint it remains subordinate in scale, as it is smaller in width and height than the main dwelling.

- 8.8. The extension would have a featured gabled roof and flat roof, which differs from the main dwelling roof design. Overall the design and scale is unusual compared to the more typical extensions which are present in the surrounding area. That being said the design is not unacceptable, the key elevations are symmetrical and well-balanced and having regard to the fact that it will not be visible to the streetscene and surrounding area the proposal is not considered to have any adverse impact on the design and character of the area.
- 8.9. An off-white render finish to the second floor is proposed as part of this application. Given that the property is not visible from the public realm or streetscene, that a part of the existing brickwork will remain and render is prevalent in the area this aspect of the proposal is not considered to have any adverse impact on the design or character of the surrounding area.
- 8.10. Matching materials and fenestration are proposed to the side extension which also ensures a cohesive appearance to the existing dwelling and surrounding street scene.
- 8.11. Therefore, the form and design of the development is considered acceptable and the extension would not have any adverse impact upon the character of the area. It is considered that the development is in accordance with Policy DM10 of the SADMP.

Impact upon Residential Amenity

- 8.12. 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.
- 8.13. Policy DM10(a) and (b) of the SADMP states that 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.
- 8.14. 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.
- 8.15. The neighbouring property most directly affected by the proposed development is No. 65b Lutterworth Road, located to the east of the application site, No. 65b is a two-storey detached property. The extensions would protrude along the shared boundary with No. 65b. No.65b has an existing extension to the rear of the dwelling which appears to be a covered outdoor area immediately adjacent to the boundary. This area is enclosed due to its roof and existing outbuildings at the application dwelling. Although the proposed extension will be positioned less than 1 metre from

the shared boundary, it will remain more than 1 metre away from the neighbouring property itself. The extension will project beyond the rear elevation of No. 65b, it would not breach the 45° guideline from the rear covered garden area but would significantly breach the 45° guideline from the rear window in the original rear elevation. The proposal by virtue of its depth and proximity to the boundary would result in additional enclosure to this rear window, however, on balance this is not considered to be to a significantly harmful extent beyond the existing enclosure from the roof of the covered area. As the extension would be to the north there would be no loss of light to this window and minimal loss of light to the garden area considering the existing structures. Overall, the development does not comply with the HBBC Good Design Guide in all aspects, however, the breach of the 45° guideline in this case and on balance does not equate to adverse enclosure to the neighbouring dwelling.

- 8.16. The neighbouring property to the north east, No. 14 Lychgate Close, shares the northern boundary with the application site. The boundary is defined by tall hedges, and the proposed extension would maintain a minimum separation distance of approximately 0.5 metres to 3 metres from No. 14. In accordance with the HBBC Good Design Guide, a minimum distance of 1 metre between a property and its boundary—resulting in at least 2 metres between neighbouring dwellings—is considered acceptable. Given the existing boundary treatment, the separation distance and lack of any habitable windows in the elevation facing the application site the proposal is not considered to have an adverse impact on the residential amenities of this property.
- 8.17. No. 5 Lychgate Close is located to the rear/north west of the application site and also shares a boundary. The rear elevation of the proposed extension will feature a fully glazed wall which would face the rear elevation of No.5 Lychgate Close. However, due to the substantial separation distance of approximately 38 metres and the presence of mature trees along the extension site, the proposal is not considered to have any adverse impact on residential amenity. The Good Design Guide recommends a distance of 21m between facing habitable windows and this proposal far exceeds this even were the trees not proposed to be retained. Concerns have been raised regarding light intrusion as a result of the glazed elevation and feature gable. It is likely that the glazed elements of the extension may lead to some additional light, however, the site and neighbouring properties are in a suburban area where light from dwellings is not unusual. Considering the separation distance and context of the development the additional light as a result of the high level of glazing would not be unacceptable.
- 8.18. The proposal does not include any door or window openings on the side elevations, and therefore is not considered to result in any loss of privacy to neighbouring properties.
- 8.19. 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 considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.20. 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.
- 8.21. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.22. The proposal is not introducing any additional bedroom and therefore, it complies with the LHDG standards, DM17 and DM18 and is not considered to have any adverse impact on parking provision, pedestrian safety, or highway safety.

Other Matters

- 8.23. Concerns have been raised about potential parking of construction vehicles, materials, dust and maintenance of the boundary fence.
- 8.24. Much of these matters are not material planning considerations and would be civil matters between the applicant and surrounding land owners. It is likely that there may be some dust/disruption during construction, however, householder development such as this are small scale and dependent on the extent of works can sometimes occur without planning permission. It would therefore not be reasonable or necessary to impose planning conditions relating to this in this case. However, a note to applicant is suggested outlining that the applicant should ensure that construction vehicles and materials are sited appropriate and efforts should be made to avoid dust and disturbance during construction.

9. Equality Implications

- 9.2. 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.

- 9.3. 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.
- 9.4. There are no known equality implications arising directly from this development.
- 9.5. 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

- 10.2. 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 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:
- Site Location Plan Drawing No. 01B
 - Site Location, Block Plan, Drg No. 23/109 01B
 - Proposed Scheme, Elevations, Floor Plans, 3D View Drg No. 23/109 06

All received by the local planning authority on 08 August 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 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).

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.
2. The applicant is requested to ensure that construction of the extensions is carried out with care to avoid dust, disruption and parking difficulties for surrounding residents.