

Delegated Report

Planning Ref: 25/00567/HOU

Applicant: Mr Ian Neale

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Grove House Grove Road Burbage

Proposal: Erection of a two storey side and rear extension and a single storey rear extension and a 3 space garage at rear.

1. Recommendations

1.1. Grant planning permission subject to

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This proposed householder planning application relates to a two storey side, two storey rear extensions and a single storey rear extension to the existing dwelling alongside a detached garage to the rear of the property.
- 2.2. The two storey side extension is proposed to the west elevation of the original dwelling, replacing an existing single storey extension. This component is proposed to be traditional in design reflecting the architecture of the original dwelling. It is proposed to have a ridge height of ~8.6m, eaves height of ~5.7m and width of ~7.2m.
- 2.3. A two storey rear extension would project to the rear of the side extension. Unlike the side extension, this component is contemporary in design. A two storey glazed link is proposed between the “traditional” extension and a modern standing seam metal clad extension beyond this. The rear extension would have a lower ridge height than the side extension and original dwelling at ~8.3m (when measured from the highest adjacent ground level comparable with ground level of the original dwelling) with an eaves height to match the side extension.
- 2.4. An additional two storey rear extension is proposed to the centre of the original rear elevation, this is proposed to have a depth of ~1.8m. This would have a ridge height of ~8.3m and eaves to match the original dwelling. This element is traditional in design with modern glazing to the rear elevation.
- 2.5. A single storey rear extension is proposed on the eastern side of the dwelling. This extension is broken up with varying depths/heights to the extension. The maximum depth is ~14.2m, maximum ridge height is ~5.5m with eaves to match the existing single storey elements at ~2.5m (from the highest adjacent ground level). These extensions are more traditional in design, utilising matching brick and roof tiles but with modern glazing and louvre details to the rear elevation.
- 2.6. Other fenestration changes include the removal of two garage doors to the front garage and their replacement with a wide window. A new window in the ground floor front elevation, the removal of two ground floor windows in the east elevation and new fenestration to the rear elevation.
- 2.7. The existing patio area to the rear of the dwelling would be reconfigured and levelled, leading to a raised platform of ~0.8m around the existing pool between the proposed rear extensions.
- 2.8. The proposed garage would be accessed off the newly constructed shared access to the west of the dwelling serving the development to the rear of the site. It is proposed to have a depth of ~7.9m, width of ~12m and would accommodate three vehicle

spaces at ground floor and a study/store at first floor. The garage is proposed to have a dual pitched roof with a ridge height of ~6m and eaves of ~2.9m and three dormers to the rear elevation.

3. Description of the site and surrounding area

- 3.1. Grove House is a large dwelling constructed in the 1930s on a plot formerly part of a nursery (part of the Hurst family horticultural business). The dwelling is of high quality with Domestic Revival and Neo-Classical architectural influences. Grove House has clear historic and aesthetic value meaning it is of heritage interest and has been established as a non-designated heritage asset as detailed in the report below.
- 3.2. The dwelling occupies a large plot, it is set back from Grove Road with parking to the front and a large garden to the rear. Four dwellings are currently under construction beyond the rear garden on part of the former garden land which will be accessed from a shared driveway to the west of the dwelling.
- 3.3. All surrounding buildings along Grove Road, aside from the Burbage C of E Infant School which adjoins the eastern boundary and Methodist church to the rear of the new development are dwellinghouses. There is a high variety of building styles in the area, with a prevalence of large, detached dwellings within large plots.
- 3.4. The site is outside Burbage Conservation Area which lies approximately 18m to the north east of the site.

4. Relevant planning history

00/00223/FUL

- Single storey front and rear extensions
- Approved
- 17.04.2000

19/00743/FUL

- Erection of five dwellings with vehicular access and associated parking and garages
- Approved
- 25.10.2019

22/00859/CONDIT

- Variation of condition 02 _ 9 (approved drawings) for Planning Permission 19/00743/FUL Date of Decision: 25/10/2019. Variation to include changes to plans of plots 1, 2, 3, 4 & 5.
- Withdrawn
- 12.05.2023

23/00205/CONDIT

- Variation of conditions 2, 3, 7, 9, 10, 11, 12, 13, 17 and 18 of planning permission 19/00743/FUL. Amendment to include approved plans, levels, materials, Arboricultural Method Statement and Tree Protection Plan, site specific no-dig drive construction method statement, sustainable drainage principles (SuDS), Construction Environmental Management Plan, hard and soft landscape works, Written Scheme of Investigation (WSI), and Archaeological Built Heritage Assessment.
- Withdrawn

- 02.07.2024

24/00601/FUL

- Erection of five new dwellings to the rear of Grove House, Grove Road, Burbage, Leicestershire (retrospective)
- Approved
- 22.10.2024

25/00562/FUL

- Erection of a single storey garage to replace plot 1 on planning permission 24/00601/FUL
- Approved
- 10.09.2025

25/00611/NMA

- Non material amendment to planning permission 24/00601/FUL, relating to Plot 5 elevations and floor plans to include changes to the layout, replacement of the garage door with windows, along with changes to windows on the south facing elevation to remove non-opening requirement to the 1st floor windows, and non-opening, obscure glazing requirement to the 2nd floor window.
- Approved
- 01.09.2025

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. Objections have been received from one property. In summary concerns raised include:

- The garage looks like a house
- An increase in cars, pollution and noise (including if the garage is turned in to a house)
- The site is overdeveloped
- The proposals are not in keeping with the existing dwelling and heritage value of the dwelling
- The proposals extend closer to Carlton House
- The glazed link and west elevation windows will overlook Carlton House and will cause light pollution
- Concerns about outbuildings shown on the plans as existing

(Officer note - a number of outbuildings are indicated on the site plan, these are not included for consideration under this planning application. Some outbuildings can be erected without an application for planning permission utilising Permitted Development Rights).

- Concerns about the publication of the planning application

(Officer note - as above the application has been publicised correctly by writing to adjoining properties adjoining the application site and by display of a site notice)

6. Consultation

- 6.1. No objections have been received from Burbage Parish Council or HBBC Conservation Officer

7. Policy

- 7.1. Burbage Neighbourhood Plan 2015-2026 (2021) (BNP)
- Policy 2: Design and Layout
- 7.2. Core Strategy (2009)
- No relevant policies
- 7.3. Site Allocations and Development Management Policies DPD (2016) (SADMP)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
 - Planning (Listed Buildings and Conservation Area) Act 1990
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2025)

8. Appraisal

- 8.1. Alterations to domestic properties within settlement boundaries 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 and heritage assets
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety

Design and impact upon the character of the area and heritage assets

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally.

- 8.3 Policy 2 of the BNP requires new development to respect its surroundings, follow the existing pattern of development where appropriate and retain existing important natural features on the site, such as trees and hedgerows.
- 8.4 The adopted Hinckley and Bosworth Good Design Guide (GDG) contains further guidance relating to householder extensions and good design.
- 8.5 Grove House is a large dwelling constructed in the 1930s on a plot formerly part of a nursery (part of the Hurst family horticultural business). The dwelling is of high quality with Domestic Revival and Neo-Classical architectural influences, these being typical of dwellings of relatively high status constructed during the inter-war period. The plot also has an extensive width and depth providing it with a large rear garden, this being typical of the former Hurst land along Grove Road as it was sold off for similar single plot developments (although it is of course noted that some of this land is in the process of being developed for five dwellings). For the reasons specified above Grove House has historic and aesthetic value ensuring it is of heritage interest. The original construction is largely unaltered and retains a great deal of integrity. The width of the dwelling, making full use of the plot, accompanied with its position ensures that the building has a visual prominence in the street scene. There is a clear historic and in part aesthetic association with the similar inter-war dwellings along Grove Road which provides Grove House with group value. Such integrity, landmark quality and group value ensures that the local significance of the building is special and it stands out within the surrounding environment. For these reasons the local planning authority identify Grove House as a locally important heritage asset (a non-designated heritage asset in terms of the NPPF) with this assertion being based on assessing the building against the Council's adopted selection criteria for local heritage assets. The building is also identified as being a local heritage asset within the Burbage Neighbourhood Plan. The dwelling lies outside of Burbage Conservation Area which lies approximately 18m to the north east of the site but is located within the setting of the Conservation Area.
- 8.6 Policy DM11 of the adopted SADMP seeks to protect, conserve and enhance the historic environment. Policy DM12 of the adopted SADMP states that all development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement. The policy states that development proposals should ensure the significance of a conservation area is preserved and enhanced. Furthermore that assets identified as a locally important heritage asset should be retained and enhanced wherever possible. The significance of such an asset and the impact on this significance should be demonstrated and justified in line with Policy DM11 whereby any harm should be outweighed by the benefits of a proposal.
- 8.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty in the exercise of planning functions stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.8 Section 16 of the NPPF outlines further guidance on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.9 The single storey rear extensions will largely be screened from public view by the existing single storey side extensions and retained boundary treatments. In any event, they are subordinate in height and reflect the design and materials of the original dwelling.

- 8.10 The two storey side extension is set back from the original front elevation and set down from the main ridge by ~0.7m and its width is less than half the width of the original two storey dwelling. It is therefore subordinate in scale in compliance with the GDG. This element will be visible from the Grove Road, but for the above reasons and through the use of the traditional design and matching materials it will complement the surrounding area.
- 8.11 The two storey central rear extension will not be readily visible from the public realm and is subordinate in height, scale and depth to the original dwelling. It adds interest and a focal point to the rear elevation which is considered to present good design.
- 8.12 The two storey rear extension will significantly contrast with the original dwelling. It has been deliberately designed to contrast with the original dwelling and its historic features with the glazed link providing a deliberate break between the traditional and modern elements. There may be views of the rear extension particularly from the west on Grove Road, however, the clear juxtaposition in design allows for the extension to be read separately from the original dwelling and in turn the architectural integrity of the Grove House and its heritage value remains dominant.
- 8.13 The footprint of the extensions are large, however, the varied scale, heights and use of a mixture of modern and traditional design within the extensions ensure the scale and appearance of the extensions are subordinate overall.
- 8.14 For the above reasons, it is also the view of the HBBC Conservation Officer that the extensions are considered to both respectively complement the character of the original dwelling and/or comprise of a high quality contemporary design which successfully contrasts from the original dwelling.
- 8.15 The garage would be limitedly visible from Grove Road, but would be visible to users of the shared drive and in glimpses along this from the public highway. The location of the garage complies with the GDG in that it is set back so as not to dominate the streetscene. It is a large garage but not out of keeping with the scale of Grove House or the surrounding dwellings. Concerns have been raised that the garage looks like a dwelling. The glazed window to the west elevation and dormer windows to the rear are more domestic features, but these face the rear elevation and garden of Grove House and would be largely screened from public view by the dwelling. Otherwise the garage contains three garage doors to the front elevation and appears to be functional in design.
- 8.16 Concerns have also been raised regarding the overdevelopment of the plot. The development of the four dwellings to the rear have reduced the size of the plot, yet Grove House still benefits from a very large plot and garden to the rear. The extensions and garage do not reduce this to a degree that the plot would appear overdeveloped within its surroundings and the retained garden space far exceeds guidance contained within the GDG.
- 8.17 Views of the extensions and garage will be limited from Burbage Conservation Area due to existing and intervening built form. Where views may be possible the extensions and garage will be viewed in the context of the existing development to the rear of Grove House and the existing dwelling itself. For the reasons outlined above, the proposals are considered to present good design and therefore no harm to the setting of the Conservation Area is identified.
- 8.18 The proposals are therefore considered to comply with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD and section 16 of the NPPF (noting paragraph 216) and Policy 2 of the BNP.

- 8.19 In the absence of full details, a condition has been recommended requiring full details of the materials to be approved by the LPA to ensure the traditional materials match the dwelling and the contemporary materials will create a high quality appearance.

Impact upon neighbouring residential amenity

- 8.20 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.21 The GDG guide contains further guidance on separation distances including that *"Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart."* The Councils GDG also states that *"A habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property."* And that *'The 45 degree rule is applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.'*
- 8.22 The proposed garage is located a suitable distance from the new dwellings under construction at the rear of the site to mitigate overdominance or loss of light to residents. The first floor of the garage contains accommodation which according to the floor plans may be used as a study, owing to the separation distance of ~14m between these and the front elevation of Plot 2 to the north which contains habitable room windows a condition is recommended ensuring that the first floor dormer windows are obscured glazed. As the large feature window and dormer windows overlook Grove House and its garden a condition is recommended requiring that the garage remains ancillary to Grove House and is not used for commercial purposes to protect the privacy of future residents of Grove House.
- 8.23 The house extensions will not adversely impact the amenity of the new dwellings by virtue of the significant separation distance.
- 8.24 The only other residential dwelling which may be impacted by the development is Carlton House to the west of the application dwelling. By virtue of the separation distances and design of the garage it will not impact the residential amenity of residents at Carlton House. The single storey extension and central two storey extension will be screened from Carlton House and similarly will therefore not impact residential amenity. The two storey side and rear extension will however introduce new built form closer to Carlton House, the proposals also include new glazing in the side elevation facing Carlton House.
- 8.25 Carlton House contains a number of side facing windows which overlook the application site. The windows at ground floor are screened by existing development at Carlton House and would therefore not be impacted by the development through loss of light, overdominance or loss of privacy. There are three first floor windows, these have been confirmed to include a master bathroom window and two landing windows. None of these windows therefore serve habitable rooms. The proposed side elevation facing Carlton House includes two windows at first floor, a condition is recommending requiring that these windows are obscure glazed. In the case of the small, secondary master bedroom window it is also recommended that this is non-openable to protect the privacy both future occupants and Carlton House noting the use of this room and its location potentially overlooking the private outdoor amenity space at Carlton House. Specific concerns have also been raised about the loss of privacy from the glazed link - this would also face the side elevation of Carlton House which as above does not contain habitable room windows. Considering the transient

nature of the use of a landing area, its location, separation distance and the lack of habitable room windows in the side elevation of Carlton House this element would not cause adverse loss of privacy to Carlton House. A balcony and large windows are proposed in the rear elevation of this extension, however, views towards Carlton House and its garden would be restricted by the enclosed side elevation and louvre detailing to an acceptable degree.

- 8.26 Owing to the lack of habitable room windows in the side elevation of Carlton House, the separation distance and orientation between Carlton House and the extensions the proposal does not breach the 45 degree guideline and would not lead to any significant adverse overdominance or loss of light to Carlton House.
- 8.27 Concerns have been raised about potential noise and disturbance owing to the use of the proposed garage. In general the use of a single residential garage in a suburban area is unlikely to generate additional adverse noise and disturbance beyond existing and expected background noise. In this specific case, five dwellings were approved to the rear of Grove House utilising the access road between it and Carlton House. The scale of this development has since been reduced to four dwellings. The introduction of the proposed garage would therefore reflect similar levels of movement to the originally approved scheme and have a neutral impact in that regard. Furthermore, the proposed garage is further away from Carlton House than the existing integral garage (which would become habitable accommodation under this proposal) and therefore additional harmful noise and disturbance is unlikely. Nonetheless, a condition is recommended ensuring that the garage remains ancillary to Grove House and is not used for commercial purposes to ensure the use of the garage and vehicle movements are appropriate for the residential area.
- 8.28 For the above reasons and subject to the aforementioned conditions the proposal is therefore considered to comply with Policy DM10 of the SADMP and would not have a significant adverse effect on the privacy and amenity of nearby residents.

Impact upon highway safety

- 8.29 Paragraph 115 (b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.30 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.31 To support this, 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. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG) (2024). Policy DM18 requires an appropriate level of parking.
- 8.32 No alterations are proposed to the existing access points which currently serve Grove House. Access to the garage would be via the approved new access also serving the four dwellings to the rear of the site. As discussed above, this access point was previously approved for five dwellings, but only four dwellings are being constructed

by the developer. Therefore, the use of this by Grove House is judged to be acceptable and would not intensify its use beyond the initially approved scheme. A condition is recommended requiring that the garage remains ancillary to Grove House and is not used for commercial purposes, as an intensification of the use of the access would require further assessment.

- 8.33 Ample parking would be created through the new garage and retained parking area to the front of Grove House.
- 8.34 The proposal therefore accords with policies DM17 and DM18 of the SADMP and the NPPF.

Other Matters

- 8.35 Concerns have been raised that the garage could be used as a dwelling, this would require further planning permission and assessment which is not under consideration as part of this application.

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. The proposals include extensions and alterations to Grove House which is located within the settlement boundary of Burbage.
- 10.2. The extensions and garage are considered to both respectively complement the character of the original dwelling and/or comprise of a high quality contemporary design which successfully contrasts from the original dwelling. The proposals are therefore acceptable in design terms and no harm is identified to Grove House as a local heritage asset or the adjacent conservation area, preserving their significance.
- 10.3. Subject to conditions, the proposals are not considered to result in any significant adverse impacts on the residential amenity or privacy of the occupiers of any neighbouring properties nor future residents of Grove House. Finally, the proposals would not give rise to highway safety issues and appropriate parking provision is proposed.
- 10.4. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10, DM11, DM12, DM17 and DM18 of the Site Allocations and Development Management Policies (SADMP) (2016), Policy 2 of the Burbage Neighbourhood Plan (2021), the National Planning Policy Framework (2024), the statutory duties of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the general

principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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 as received by the Local Planning Authority on the 10th June 2025.

Proposed Rear Elevation, Drg No. 199-TAA-XX-ZZ-DR-A-1410 Rev P06
Proposed Front Elevation, Drg No. 199-TAA-XX-ZZ-DR-A-1411 Rev P06
Proposed Side Elevations, Drg No. 199-TAA-XX-ZZ-DR-A-1412 Rev P05
Proposed Ground Floor Plan, Drg No. 199-TAA-XX-00-DR-A-1205 Rev P05
Proposed First Floor Plan, Drg No. 199-TAA-XX-01-DR-A-1206 Rev P05
as received by the Local Planning Authority on the 22nd August 2025.

Proposed Garage Elevations, Drg No. 199-TAA-XX-ZZ-DR-A-1430 Rev P04
Proposed Garage Floor Plans, Drg No. 199-TAA-XX-ZZ-DR-A-1202 Rev P06
as received by the Local Planning Authority on the 5th September 2025.

Proposed Site Plan, Drg No. 199-TAA-XX-ZZ-DR-A-1101 Rev P05
as received by the Local Planning Authority on the 10th October 2025

Reason: To ensure a satisfactory form of development in accordance with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 2 of the Burbage Neighbourhood Plan (2021).

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the extensions and garage hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy 2 of the Burbage Neighbourhood Plan (2021).

4. The detached garage building hereby approved shall only be used for purposes ancillary to the residential accommodation of the dwelling known as Grove House, Grove Road, Burbage, Hinckley, Leicestershire, LE102AU, and shall not be occupied, sold or leased or let, on a permanent or temporary basis, as an independent unit of residential accommodation or for commercial/business uses at any time.

Reason: To ensure that the property is not occupied as an independent unit of residential accommodation or used for commercial/business uses, which may have additional impacts on the area in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

5. The first floor windows in the north east elevation of the garage serving the study/store and the first floor window in the south west elevation of the two storey side extension serving the bathroom shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale. The first floor window in the south west elevation of the two storey rear extension serving the master bedroom shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and shall be non-openable. Once so provided the windows shall be permanently retained and maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the National Planning Policy Framework (2024).

11.3 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.