

23 September 2026

Planning Department
Hinckley & Bosworth Borough Council
Rugby Road
Hinckley
Leicestershire
LE10 0FR

**Design & Access Statement For Application At 49 Sapcote Road,
Burbage LE10 2AS**

Dear Sir / Madam

1.0 Introduction

This Design & Access Statement has been prepared in support of a householder planning application for the construction of a single-storey rear extension at 49 Sapcote Road, Burbage, Leicestershire, LE10 2AS.

The proposal seeks to provide additional living accommodation for the applicant and their family, improving the functionality and usability of the existing dwelling.

The proposal has been carefully designed to respect the character and appearance of the existing property and its surroundings. Particular consideration has also been given to the relationship between the application property and neighbouring dwellings, with the design intended to ensure that there is minimal additional reduction to the privacy and residential amenity of neighbouring properties.

The proposed extension will use materials selected to match the appearance of the original dwelling, allowing the addition to form a visually coherent extension to the existing house.

This Statement considers the design and access principles of the proposal and assesses the development against the relevant national and local planning policy framework.

2.0 Site And Surroundings

The application property is located at 49 Sapcote Road, Burbage, Leicestershire, LE10 2AS.

The property is an existing residential dwelling within the established built-up residential area of Burbage. The surrounding area is predominantly residential in character, with established residential properties occupying individual plots and associated private gardens.

The application property forms part of an established residential environment and benefits from an existing rear garden area.

The proposal is limited to the rear of the existing dwelling and is therefore positioned away from the principal street frontage. As a result, the extension will have limited prominence from the public realm.

The existing dwelling is constructed with:

- Solid brick external walls;
- Clay tiled roof;
- uPVC double-glazed windows; and
- uPVC double-glazed external doors.

The surrounding residential area contains established buildings of varying designs and ages. The proposal has therefore been designed as a modest addition to the existing dwelling, rather than introducing a visually unrelated or overly prominent structure.

3.0 Proposed Development

The application proposes the construction of a single-storey rear ground floor extension to the existing dwelling.

The principal purpose of the extension is to provide additional living accommodation for the applicant's family. The additional floor area will improve the functionality of the existing dwelling and provide greater flexibility for day-to-day family use.

The proposal does not involve the creation of an additional dwelling or a change in the established residential use of the property.

The extension has been designed to remain subordinate to the existing dwelling in terms of its scale and position.

The proposed works are illustrated on the accompanying planning drawings, which are listed within Appendix A of this Statement.

4.0 Design Principles

4.1 General Design Approach

The design approach has been informed by the existing building, the established residential character of Sapcote Road and the relationship between the application property and neighbouring dwellings.

The extension is intended to appear as a natural and proportionate addition to the existing house.

The design avoids unnecessary architectural complexity and instead adopts a straightforward form that is appropriate for a domestic rear extension.

The scale and form of the extension have been carefully considered to ensure that the development remains visually subordinate to the existing dwelling.

This approach accords with the principles of Policy DM10 – Development and Design of the Hinckley & Bosworth Site Allocations and Development Management Policies DPD, which requires development to respect the character and appearance of the host building and surrounding area, together with the scale, proportions, height, materials and architectural characteristics of existing development.

4.2 Scale, Form And Massing

The proposed extension is single-storey and located to the rear of the property.

The relatively low-level form of the extension helps to limit its visual prominence and ensures that the existing dwelling remains the principal built form within the plot.

The extension has been designed to be proportionate to the host property and its plot. It does not seek to dominate the existing dwelling or introduce an excessive increase in built form.

The proposal therefore responds positively to Policy DM10, particularly its requirements concerning:

- the character and appearance of the host building;
- the scale and proportions of development;
- the relationship between new development and neighbouring buildings; and
- the character and layout of the surrounding area.

4.3 Materials And Appearance

The existing dwelling is constructed using solid brick walls with a clay tiled roof, uPVC double-glazed windows and uPVC double-glazed doors.

The proposed extension will use materials that match or closely complement the appearance of the original dwelling.

The intention is for the extension to integrate visually with the existing building rather than appear as a visually separate structure.

The proposed material approach is consistent with Policy DM10, which requires the use and application of building materials to respect the materials of existing, adjoining and neighbouring buildings and the local area generally.

The use of matching materials will help ensure that the extension maintains the established appearance and visual coherence of the property.

5.0 Impact On The Character And Appearance Of The Area

The proposed extension is located to the rear of the dwelling and will have limited visibility from Sapcote Road.

Its single-storey form and subordinate relationship with the existing dwelling will ensure that it does not become an overly prominent feature within the surrounding streetscape.

The development will retain the established residential character of the site and will not result in a fundamental change to the appearance or function of the property.

The proposal is therefore considered to comply with the design principles contained within Policy DM10 – Development and Design.

The Council's Good Design Guide Supplementary Planning Document 2020 is also relevant. The SPD is intended to raise design quality within Hinckley & Bosworth whilst ensuring that local identity and heritage are preserved and enhanced. The Council confirms that the SPD should be read alongside the adopted Development Plan when assessing planning applications.

The proposed extension responds to these principles through its modest scale, simple form, appropriate relationship with the host dwelling and matching material palette.

6.0 Residential Amenity

6.1 Neighbouring Properties

Particular consideration has been given to the potential effect of the proposal upon neighbouring residential properties.

The extension is positioned at ground-floor level and has been designed to minimise any additional effect upon neighbouring residents.

The proposal has been developed with the intention of ensuring minimal additional reduction to neighbouring privacy.

The extension does not introduce an additional upper floor or elevated accommodation that would create new opportunities for overlooking from above.

The positioning and design of openings have also been considered in relation to neighbouring properties.

The development will therefore maintain a satisfactory relationship with the surrounding residential properties.

6.2 Privacy And Overlooking

Privacy is an important consideration under Policy DM10, which requires development not to have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including visual intrusion.

The proposed development is considered to respond positively to this requirement.

The single-storey nature of the extension limits the potential for direct overlooking and visual intrusion. The extension does not introduce a raised balcony, first-floor accommodation or other elevated feature.

The proposal has therefore been designed to ensure that any additional effect upon neighbouring privacy is kept to a minimum.

6.3 Outlook, Daylight And Sunlight

The relatively modest scale and single-storey nature of the extension will assist in limiting any potential impact upon neighbouring outlook, daylight and sunlight.

The extension is not considered to represent an unreasonable or overbearing addition in the context of the established residential relationship between the properties.

The proposal will continue to provide an appropriate standard of residential amenity for both the occupants of the application property and neighbouring residents.

7.0 Access

7.1 Vehicular And Pedestrian Access

No changes are proposed to the existing principal access arrangements serving 49 Sapcote Road.

The existing pedestrian and vehicular access arrangements will remain unchanged.

The proposal does not involve the creation of an additional dwelling and will not generate a material change in the nature of access requirements to the property.

7.2 Internal Access

The proposed extension will be directly integrated with the existing dwelling and will provide additional accessible living accommodation at ground-floor level.

The detailed construction of internal access arrangements will be subject to Building Regulations where applicable.

8.0 Parking And Highways

The proposal relates to the extension of an existing dwelling and does not involve the creation of an additional residential unit.

No changes are proposed to the existing vehicular access or parking arrangements.

Accordingly, the proposal will not result in a material increase in parking demand that would necessitate alterations to the existing site access or parking provision.

Policy DM18 – Vehicle Parking Standards is therefore not considered to give rise to any substantive conflict in relation to the proposed development.

The Council's validation requirements identify Policies DM10, DM11 and DM12 as relevant policy drivers for plans and drawings associated with building work and alterations to buildings, while Policy DM18 is relevant to parking provision.

9.0 Drainage

The proposed development is a relatively small domestic extension to an existing dwelling.

The development will not introduce a separate residential unit or a significant change in the use of the site.

Any surface water generated by the additional roof area should be appropriately managed through connection to a suitable existing drainage arrangement, soakaway or other appropriate means, subject to detailed site conditions and Building Regulations requirements.

Policy DM7 – Preventing Pollution is relevant to ensuring that development does not adversely affect drainage functions or contribute to flooding or pollution.

The Council has applied Policy DM7 to development proposals where appropriate drainage arrangements are required to ensure that development does not create or exacerbate flooding.

10.0 Sustainability

The proposal makes efficient use of the existing residential property by improving and extending an established dwelling rather than requiring the construction of a new residential property elsewhere.

The extension will provide additional accommodation for the existing household and enable the property to better meet the family's long-term needs.

The proposal also retains the existing dwelling, access arrangements and established residential use of the site.

Where practicable, the extension will incorporate appropriate insulation, glazing and energy-efficient construction in accordance with the requirements of the Building Regulations.

The proposal is therefore consistent with the general objective of achieving sustainable development through the effective use and improvement of existing residential buildings.

11.0 National Planning Policy

The current National Planning Policy Framework (NPPF) provides the national planning policy framework for England. The current version was published on 17 August 2026.

Section 12 of the NPPF concerns Achieving well-designed and beautiful places.

The national design framework requires development to achieve a high standard of design, respond appropriately to local character and provide an appropriate standard of amenity.

The proposal responds to these principles through:

- its modest scale;
- its single-storey form;
- its subordinate relationship to the existing dwelling;
- the use of materials to match the original property;
- its limited visibility from the public realm;
- consideration of neighbouring residential amenity; and
- its avoidance of unnecessary changes to existing access arrangements.

The proposal is also consistent with the principles of the National Design Guide and National Model Design Code, which encourage development to respond appropriately to its context and local character. The Government identifies the National Model Design Code as guidance to be considered alongside national and local design policies.

12.0 Local Planning Policy

The principal adopted local planning documents relevant to this application are the Hinckley & Bosworth Core Strategy (2009) and the Site Allocations and Development

Management Policies DPD (2016). The Council confirms that these form part of the adopted Local Plan 2006–2026.

Core Strategy Policy 4 – Development In Burbage

The application property is situated within Burbage and therefore the strategic policy framework for the settlement is provided by Core Strategy Policy 4 – Development in Burbage.

Policy 4 establishes the strategic approach to development within Burbage and seeks to ensure that development contributes to the settlement's character and sense of place.

The proposal is a modest householder extension to an existing dwelling and does not involve development of previously undeveloped land or a change to the established settlement pattern.

The design maintains the residential character of the property and surrounding area.

Policy DM10 – Development And Design

Policy DM10 is the principal development management policy relevant to the proposal.

The policy requires development to:

- avoid significant adverse effects on the privacy and amenity of nearby residents;
- avoid detriment to the character or appearance of the host building or surrounding area;
- respect the character and layout of the area;
- respect local distinctiveness;
- respect the scale, proportions and height of existing buildings;
- complement the character of the surrounding area; and
- use materials that respect existing and neighbouring buildings.

The proposed extension has been designed specifically with these matters in mind.

The single-storey form, subordinate scale, rear location, matching materials and consideration of neighbouring privacy demonstrate a clear response to the requirements of DM10. The Council's own planning decisions also regularly identify DM10 as the relevant policy for assessing both design and neighbouring residential amenity.

Policy DM7 – Preventing Pollution

Policy DM7 is relevant insofar as it seeks to prevent adverse effects associated with matters including drainage and pollution.

The proposal is a small-scale residential extension and will not introduce a use that would generate significant noise, air quality, lighting or other pollution impacts.

Appropriate drainage arrangements will be incorporated as necessary.

Policy DM18 – Vehicle Parking Standards

Policy DM18 relates to vehicle parking provision.

The application does not create an additional dwelling and does not propose alterations to the existing access or parking arrangements.

The existing residential parking arrangement will therefore remain unchanged.

13.0 Good Design Guide SPd

The Hinckley & Bosworth Good Design Guide Supplementary Planning Document 2020 is a material consideration in the assessment of the proposal.

The Council states that the SPD seeks to substantially raise design quality within the borough while ensuring that local identity and heritage are preserved and enhanced. It provides borough-wide strategic urban design principles and guidance for different types of development.

The proposed extension follows the principles of the SPD by:

- responding to the existing building;
- maintaining an appropriate scale and proportion;
- using compatible materials;
- respecting neighbouring residential amenity;
- avoiding unnecessary visual prominence; and
- providing a practical improvement to the existing dwelling.

The proposal therefore represents a contextually appropriate form of domestic development.

14.0 Emerging Local Plan

Hinckley & Bosworth Borough Council is currently preparing a new Local Plan covering the period 2024–2045.

The Council's current planning information confirms that the adopted Local Plan 2006–2026 remains the current adopted framework, while the new Local Plan is being prepared. The Regulation 19 pre-submission consultation took place during 2026.

The emerging plan may therefore be a material consideration where relevant, although the weight attributed to its policies will depend upon its stage of preparation, unresolved objections and consistency with the adopted development plan and national policy.

Given the modest nature of the proposal, the principal considerations remain the established design, residential amenity and character policies contained within the adopted Development Plan and the Good Design Guide SPD.

15.0 Conclusion

The proposed development comprises a single-storey rear extension to the existing dwelling at 49 Sapcote Road, Burbage.

The extension will provide additional living accommodation for the applicant's family and will improve the functionality and long-term suitability of the existing dwelling.

The proposal has been designed to:

- remain subordinate to the existing dwelling;
- respect the scale and proportions of the host property;
- use materials that match the appearance of the original dwelling;
- retain the established residential character of the site;
- avoid unnecessary visual prominence from the public realm;
- maintain the existing access and parking arrangements;
- avoid a material change in the established residential use; and
- minimise any additional reduction in neighbouring privacy and residential amenity.

The proposal is considered to accord with the relevant requirements of Hinckley & Bosworth Borough Council's adopted Local Plan, particularly Core Strategy Policy 4 – Development in Burbage, Policy DM7 – Preventing Pollution, Policy DM10 – Development and Design, and Policy DM18 – Vehicle Parking Standards, together with the principles contained within the Good Design Guide SPD 2020.

The proposal is also consistent with the relevant design and amenity principles of the current National Planning Policy Framework and national design guidance.

For these reasons, the proposed extension represents an appropriate and proportionate form of development that responds positively to the existing property, its residential context and the amenity of neighbouring occupiers.

Yours faithfully,



**Architecture
Interiors
Graphics
Web**

**THE
DESIGN SOCIAL**



Barnaby Robinson

Appendix A – Application Drawings

The following drawings accompany the planning application and should be read in conjunction with this Design & Access Statement:

- 0492-A-1F-005 - Planning Existing First Floor Plan.pdf
- 0492-A-1F-009 - Planning Proposed First Floor Plan.pdf
- 0492-A-GA-001 - Planning Location Plan.pdf
- 0492-A-GA-002 - Planning Existing Block Plan.pdf
- 0492-A-GA-003 - Planning Proposed Site Plan.pdf
- 0492-A-GF-004 - Planning Existing Ground Floor Plan.pdf
- 0492-A-GF-008 - Planning Proposed Ground Floor Plan.pdf
- 0492-A-RF-006 - Planning Existing Roof Plan.pdf
- 0492-L-GA-007 - Planning Existing Elevations.pdf
- 0492-L-GA-010 - Planning Proposed Elevations.pdf

Appendix B – Policy Summary

Adopted Local Planning Policy

Hinckley & Bosworth Core Strategy (2009)

- Policy 4 – Development in Burbage

Hinckley & Bosworth Site Allocations and Development Management Policies DPD (2016)

- Policy DM7 – Preventing Pollution
- Policy DM10 – Development and Design
- Policy DM18 – Vehicle Parking Standards

Supplementary Planning Documents

Hinckley & Bosworth Good Design Guide Supplementary Planning Document 2020

National Planning Policy And Guidance

National Planning Policy Framework (NPPF), current 2026 edition

- Section 12 – Achieving well-designed and beautiful places

National Planning Practice Guidance (PPG)

- Design
- Design: process and tools