

Delegated Report

Planning Ref: 26/00376/HOU

Applicant: Mr Richard Smart

Ward: Burbage Sketchley & Stretton

Site: 48 Cardinal Drive Burbage Leicestershire



Hinckley & Bosworth
Borough Council

Proposal: Single storey side extension and garage conversion

1. Recommendations

- **Grant planning permission** subject to Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application proposes the conversion of the existing garage to habitable accommodation and the erection of a single storey side extension that integrates with and extends from the existing garage.
- 2.2. The proposal would result the creation of habitable accommodation extending from part of the side extension and into the original garage space. A storage area labelled as a garage, but only of 3m in depth would be sited to the front element of the proposed site extension.

3. Description of the site and surrounding area

- 3.1. The application site comprises a modern 3-bed semi-detached dwelling, with two tandem parking spaces to the side and a detached garage to the rear. There is a small garden area to the front of the dwelling.
- 3.2. The surrounding area comprises a typical modern housing estate with houses constructed in a traditional style and some variation in the design and layout of each dwelling. Parking arrangements comprise of a variety of tandem and front driveway bays.

4. Relevant planning history

12/00698/REM

Approval of reserved matters for the erection of 133 dwellings with associated roads and landscaping
Planning Permission
12/12/2012

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Burbage Parish Council: Object - concerns about the reduction in parking provision with the loss of the garage space and the proposed new garage space being too small to accommodate a car.

7. Policy

- 7.1. Burbage Neighbourhood Plan 2015-2026
- 7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide (2024)

8. Appraisal

- 8.1. Key Issues
- Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Parking and highway safety

Design and impact upon the character of the area

- 8.1 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.
- 8.2 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 side extension would appear as a subservient addition to the existing dwelling, with a pitched roof following the form of the existing house and constructed in matching materials. The proposal is therefore considered to comply with Policy DM10 of the SADMP and Policy 2 of the BNP in these site-specific circumstances.

Impact upon neighbouring residential amenity

- 8.4 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. 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 dwelling most affected by the proposed side extension would be no. 46. There are no habitable side facing windows to the side of no 46 that would be affected by the proposal.
- 8.6 The existing garage to the rear of the dwelling would be converted to habitable accommodation and would include side facing windows directly facing the rear garden of the neighbouring dwelling at no. 50. Given the single storey nature of the side extension and 5.3m distance to a 1.8m high boundary treatment with no. 50, the proposal is not considered to result in any adverse harm to the amenity of occupants of no. 50 and of the application site.

- 8.7 The proposal is therefore considered to accord with Policy DM10 of the SADMP.

Parking and highway safety

- 8.8 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.9 Off street residential car parking standards from the Leicestershire Highway Design Guide recommend that tandem parking spaces be avoided where possible due to the inherent inconvenience in their use. Furthermore, only the first two spaces will be counted towards the required minimum parking standards.
- 8.10 The proposal would result in the loss of the existing garage, with the dimensions of the proposed garage significantly below current standards. Given that the existing garage space is to the rear of the two tandem parking bays and therefore does not count towards minimum standards, the proposal would not result in the loss of a third parking space.
- 8.11 The proposed parking arrangements would result in one of the tandem parking bays lost and a replaced with a parking bay located to the front of the house and at a right angle directly to the side of the retained former tandem parking bay. The existing approx. 0.8, high hedge to the front of the house would be retained.
- 8.12 The proposed parking arrangements, although not ideal, would have a similar impact in terms of practicalities with access as a typical tandem parking arrangement when accounting for turning and moving cars to accommodate parking requirements. The proposal would therefore retain two off-street parking spaces, and on balance, the proposal is considered to accord with Policy DM18 of the SADMP.

9. Equality implications

- 9.1 **Where No Known Implications** 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 proposal is of an acceptable design and would not result in any adverse harm on neighbouring and retain two off-street parking spaces.
- 10.1. The proposal would therefore accord with Policy 2 of the BDP, Policies DM10 and DM18 of the SADMP and the NPPF.

11. Recommendation

- **Grant planning permission** subject to planning conditions outlined at the end of this report

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:

Proposed Elevations and Floor Plan - Drg. No 9963/02, received 22 April 2026

Site/Block Plan - Drg. No 9963/03, received 22 April 2026

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

3. The materials to be used on the proposed development shall accord with the information submitted within the application documentation.

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.