

Delegated Report

Planning Ref: 26/00524/HOU

Applicant: Vicki Britton

Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Site: Grayrigg 23 Sketchley Old Village Burbage

Proposal: Extension to detached garage, single storey rear extension, pitched roof to first floor rear elevation and canopy over front entrance.

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

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 householder application seeks planning permission for an extension to a detached garage, a single storey rear extension, pitched roof to first floor rear elevation and canopy over front entrance at Grayrigg 23 Sketchley Old Village Burbage.
- 2.2. The proposed extension to the garage would have a depth of 4.74 metres and a width of 3.48 metres, it would feature a flat roof with an eave height of 2.31 metres.
- 2.3. The proposed pitched roof to the rear elevation would have an eaves height of 5.24 metres and ridge extension of 3.12 metres which create an overall ridge height of 8.60 metres. It would also feature two roof lights each on one side.
- 2.4. There is also an existing sun lounge to the rear that would be replaced with a single storey rear extension with the same footprint and would feature a flat roof with an eave height of 2.58 metres. It would also feature a door and two single panel windows to the rear. A roof lantern in 2.5 metres and 1.5 metres is also proposed on the top of the rear extension.
- 2.5. The proposed canopy to the front would also have a depth of 0.6 metres and a width of 1.32 metres.
- 2.6. Amendments were requested by the Case Officer to reduce the size of the proposed garage extension and remove the proposed side dormer in order to minimise any potential adverse impacts. Revised plans addressing these concerns were subsequently received on 25 August 2026 and form the basis of the application under consideration.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the urban settlement boundary of Burbage and in a residential area. It is a three bedroom two-storey semi-detached dwelling constructed of white rendered finish, plain roof tiles and white uPVC windows.
- 3.2. The dwelling is located within the Sketchley Old Village. Sketchley Old Village lies to the front of the application site.

4. Relevant planning history

12/00477/HOU

- EXTENSIONS AND ALTERATIONS TO DWELLING
- PER
- 25.07.2012

91/01099/4

- ERECTION OF DETACHED GARAGE
- PER
- 30.12.1991

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the receipt of objections from two neighbouring properties regarding the potential overbearing, loss of light, and privacy impacts of the proposed garage extension and the proposed dormer to the side extension, amendments were made to the scheme to address these concerns. A further round of public consultation was subsequently undertaken on 25 August 2026.
- 5.3. No objections were received during the re-consultation period following the submission of the amended plans.

6. Consultation

- 6.1. No objections have been received from Burbage Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 3: Development in Burbage
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and transportation
 - Policy DM18: Parking Provision
- 7.3. Burbage Neighbourhood Plan:
 - Policy 3: Design and Layout
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework ('NPPF') (2026)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide

8. Appraisal

8.1. Extensions to existing domestic properties within urban 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
- Impact upon neighbouring residential amenity
- Impact upon parking provision and highway safety

Design and impact upon the character of the area

8.2 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.

8.3 Policy 3 of Burbage Neighbourhood Plan states that, any future residential development within the Parish of Burbage must respect its surroundings and result in the provision of high-quality homes as per the National Planning Policy Framework (2018), HBBC Site Allocations and Development Management DPD (July 2016) and any other supporting documents to the Local Plan.

8.4 The proposed extension to the garage is modest in scale and would incorporate a flat roof that would not be visible from the public realm. Given its subordinate design and the use of materials that match the existing dwelling and garage, the proposal is considered to be in keeping with the character and appearance of the host dwelling and would not result in harm to the surrounding area.

8.5 The proposed rear roof extension would feature a pitched roof that matches the height of the main gabled roof and the existing rear gable shared with the attached property at No. 21 Sketchley Old Village, creating a more symmetrical appearance to the rear of the pair of dwellings. The extension would also incorporate two rooflights within the pitched roof slopes, which are considered to be in keeping with the existing design of the dwelling. As such, the proposal is considered to enhance the appearance of the rear elevation and would not result in harm to the design and appearance of the host dwelling or the character of the surrounding area.

8.6 The proposed canopy to the front elevation is considered to enhance the appearance of the entrance to the dwelling. Given the presence of similar canopies within the surrounding area, the proposal would be in keeping with the character of the street scene and is not considered to result in harm to the design and appearance of the host dwelling or the character of the surrounding area.

8.7 Therefore, the form and design and scale of the proposed development is not considered have any adverse impact upon the character of the area and the design of main dwelling and therefore it is considered that the development is in accordance with Policy DM10 of the SADMP, the NPPF (2026) and Burbage Neighbourhood Plan.

Impact upon neighbouring residential amenity

8.8 Policy DM10 of the adopted SADMP and the adopted Good Design Guide require that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.

8.9 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.

- 8.10 The neighbouring properties most likely to be affected by the proposed development are Stable Cottage to the east, No. 21 Sketchley Old Village to the north, and No. 25 Sketchley Old Village to the south. The proposal would not breach the 45-degree guideline in relation to Stable Cottage. The proposed garage extension would be positioned approximately 1 metre from a window serving this neighbouring property; however, given the modest height of the extension, the obscured glazing of the affected window, the presence of an existing glazed door serving the same room, and the reduced scale of the extension, the proposal is not considered to result in any significant loss of light, loss of privacy, overbearing impact, or other harm to the this residential amenities or its amenities.
- 8.11 As noted above, No. 21 Sketchley Old Village lies to the north of the application site. The proposed single-storey rear extension would breach the 45-degree guideline in relation to this neighbouring property and would be constructed up to the shared boundary. However, as the extension would replace the existing sun lounge and would be of a similar size and footprint, it is not considered that the proposal would result in any additional harm when compared to the existing situation. Accordingly, the development is not considered to give rise to any significant loss of light, loss of privacy, overbearing impact, or other harm to this neighbouring property or its amenities.
- 8.12 As noted above, No. 23 Sketchley Old Village lies to the south of the application site. The proposed development is not considered to breach the 45-degree guideline in relation to this neighbouring property and would be constructed up to 5.70 metres to this neighbouring property. one of the proposed rooflight is facing this neighbouring property however given that it is not serving any habitable area, it is not considered to give a rise to any significant loss of light, loss of privacy, loss of light, overbearing impact, or other harm to this neighbouring property or its amenities.
- 8.13 By virtue of the above assessment, the proposal is not considered to result in adverse overbearing or overdominant, overlooking, or loss of light impacts to any of neighbouring occupiers, nor future occupiers and their amenities 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

- 8.14 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.
- 8.15 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.16 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms to provide a minimum of two off-street parking spaces. The proposal would increase the size of the existing garage and would not result any additional bedroom. The front driveway and existing garage would provide two

parking spaces and therefore it is unlikely the proposal cause any harm to highways safety or parking provision.

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 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 to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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:

- 26.18.08A - Proposed Elevations
- 26.18.06A - Elevations of Extension to Existing Garage

- 26.18.05A - Site Layout
- 26.18.04A - Pitched Roof to replace Flat Roof
- 26.18.01A Extension to Existing Garage
received by the local planning authority on 28 August 2026 and
- 26.18.03 Porch Canopy - Existing and Proposed Floor Plans and Elevations
- Application Form
received by the local planning authority on 09 June 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).

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.