

Officer Report

Planning Ref: 25/01021/HOU
Applicant: Mr Jamie Towers
Ward: Burbage Sketchley & Stretton



Site: 52 Greenmoor Road Burbage Hinckley

Proposal: First floor front, two-storey side and single storey rear extensions including front and rear dormers and an increase in ridge height.

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 full planning permission for the erection of first floor front, two-storey side and single storey rear extensions including rear dormers and an increase in ridge height at 52 Greenmoor Road Burbage.
- 2.2. The proposed first-floor front extension would project 0.74 metres in depth and 3.13 metres in width from the existing porch. It would feature a modern fully-glazed window across the frontage and a pitched-roof design, with an overall roof height of 5.30 metres.
- 2.3. The proposed single storey rear extension would project from the rear of the building for 3.94 metres and would have a width of 9.94 metres and would feature a flat roof with a height of 3.21 metres.
- 2.4. The proposed first-floor side extension would have a width of 1.89 metres and would integrate seamlessly with the remainder of the proposed rear extension and first-floor additions.
- 2.5. The ridge height of the dwelling would be increased by 0.30 metres changing the roof from a fully hipped design to a dual pitched roof with gables to the side elevations.
- 2.6. The external walls will be finished in render and brick to match existing that complement the existing materials and finishes.
- 2.7. Amendments have been made throughout the course of the application to address officer concerns regarding the original design. The amendments include removal of the front dormers and a reduction to height making it approximately align to the adjacent neighbouring properties rooflines.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within the settlement boundary of Burbage. The immediate street scene is predominantly made up from a mix of bungalows in different size, design and finishes. Hipped roofs are most prevalent but there are examples of gabled roof forms. To the north of the property the scale of dwellings increases to 2 storey dwellings.
- 3.2. The application property is a two-bedroom bungalow located at the middle of Greenmoor Road. 52 Greenmoor Road is finished in brickwork, with windows and doors in white uPVC installed on the elevations.
- 3.3. The dwelling is set back from the highway with a front garden and a parking area and there is a reasonably large enclosed rear garden to the rear.

4. Relevant Planning History

None

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 No response has been received.

6. Consultation

- 6.1 An objection was received from LCC Ecology requesting a Preliminary Roost Appraisal. This was provided by the applicant on 10 December 2025, and following the results of the bat survey, Ecology removed their objection on 19 December 2025.
- 6.2 An objection was received from Burbage Parish Council regarding the design on 5 November 2025. However, an amendment was submitted by the applicant which addressed the concerns raised, and the Parish Council subsequently removed their objection on 3 February 2026.

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 DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM10: Development and Design
 - Policy DM17: Highways and transportation

- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Burbage Neighbourhood Plan:

- Policy 3: Design and Layout

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 Highways and Parking Provision

Ecology matters

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 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.

8.5 The proposed first-floor extension would be added to the existing bungalow, resulting in a two-storey dwelling with a gabled roof. Although the surrounding area is predominantly characterised by bungalows, the proposed first-floor extension would not significantly exceed the existing roofline, and the eaves height would remain broadly consistent with that of the adjacent neighbouring property. As such, it is not considered to result in any adverse impact on the streetscene. Therefore, the

proposed first-floor extension is not considered to harm the character or design of the host dwelling or the wider surrounding area.

- 8.6 According to the HBBC Good Design Guide, two-storey extensions to the front of properties are generally considered unacceptable. The guidance further states that such extensions should not normally project more than 2 metres beyond the front elevation and should not cover more than 50% of its width. In this case, the proposed first-floor front extension would project 0.74 metres in depth and 3.13 metres in width from the existing porch. It would incorporate a modern, fully glazed window across the frontage and a pitched roof design, with an overall height of 5.30 metres. Given its modest projection, its design approach, and the varied character of the surrounding area, the proposal is considered to remain in keeping with the Good Design Guide. As such, it is not considered to result in any adverse impact on the design or character of the locality.
- 8.7 According to the HBBC Good Design Guide, rear extensions should be designed to remain clearly subordinate to the main dwelling. They should be of an appropriate height, width, and depth, and should reflect or complement the detailing and materials of the original building. The proposed rear extension would project 3.94 metres from the rear elevation and would span 9.94 metres in width. It would feature a flat roof with a height of 3.21 metres. Given its scale, modest depth, and single-storey form, the proposal is considered to remain subordinate to the main dwelling. As such, it is not considered to have any adverse impact on the streetscene, the character of the surrounding area, or the appearance of the host dwelling.
- 8.8 The proposed first-floor extension would present as a triple-dormer arrangement to the rear of the dwelling forming a cross-gabled roof profile. The two outermost dormers would also incorporate a Juliet balcony. The extension would not project beyond the existing rear building line. Given its rear position and the fact that it does not increase the massing beyond the existing envelope, the proposed dormers are not considered to have any adverse impact on the design or character of the surrounding area, or on the appearance of the host dwelling.
- 8.9 The proposed side extension would measure 1.89 metres in width. The HBBC Good Design Guide requires a setback and a setdown of 0.5 metres for side extensions. However, given the modest width of the proposed side extension and the way it integrates with the rest of the development, it is considered that applying the setback requirement in this instance would not result in a better design outcome. The extension is not considered to cause harm to the streetscene and, in this context, would present a more coherent appearance without the setback. Therefore, the proposed side extension is not considered to have any adverse impact on the design or character of the surrounding area.
- 8.10 The proposed matching fenestration to the elevations is not considered to have any adverse impact on the main dwelling design and character of the surrounding area.
- 8.11 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 (2024) and Burbage Neighbourhood Plan.

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 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 45° guidance.
- 8.15 The properties most directly affected by the proposed development are No. 50 Greenmoore Road to the northeast and No. 54 Greenmoore Road to the southwest of the site. The proposed extension would not project beyond the rear building line of No. 54. However, due to the front extension/increase in height there would be further impacts to the front of this property, and the resultant dwelling would breach the 45-degree rule in relation to the front facing bedroom window. Given that there is already an existing breach, and the increase in the height of the dwelling is modest, the impact is not considered to result in significant overdominance or an overbearing effect. There is a further side facing window at No.54 which faces the proposed side elevation, as this is a secondary window the additional impact would not be adverse. Furthermore, as no side windows are proposed, the development is not considered to result in any adverse overlooking impacts. Therefore, the proposal is not considered to have any unacceptable impact on the residential amenity of No. 54
- 8.16 No. 50 is located to the northeast of the application site. According to the HBBC Good Design Guide, the proposed first-floor extension would breach the 45-degree rule, resulting in a 60-degree encroachment when taken from the front principal window of this neighbouring property, with a separation distance of 1.67 metres. However, the existing dwelling already breaches the 45-degree line to approximately 50 degrees. In addition, the proposal includes the removal of the existing side windows, which would reduce potential overlooking. Whilst the rear extension would protrude beyond the rear elevation of No.50 it would not breach the 45-degree guideline. Given these existing circumstances and the limited additional impact arising from the proposal, the overall impact on No. 50 is considered to be minimal. Therefore, the proposal is not deemed as having an unacceptable adverse overdominance, overbearing, overlooking or loss of privacy impact on the residential amenities of this neighbouring property.
- 8.17 Given the Juliet balconies open out on to the flat roof of the proposed extension it is considered necessary, for the avoidance of doubt and to protect the privacy of both neighbouring dwellings, to place a condition ensuring the flat roof of the extension is not used as a balcony.

- 8.18 By virtue of the above assessment, the proposal is considered to result in only minimal overbearing or overdominant impacts on neighbouring properties. It is not considered to cause any additional significantly adverse overshadowing, overlooking, or loss of privacy for any neighbouring occupiers 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

- 8.19 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.
- 8.20 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.21 Table 28 (Residential Parking Standards) of the Leicestershire Highway Design Guide requires that four-bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to four bedrooms; however, the frontage of the property is able to accommodate only two off-street parking spaces. Given the residential character of the area, it is also reasonable to expect that an additional space can be accommodated on-street without causing harm therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.22 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.23 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.24 The site is located within an urban area with mature trees and hedgerows leading out into the wider agricultural landscape. All of which offer suitable habitat and commuting corridors for bats and birds. In their initial consultation response LCC stated that '*Bats are particularly associated with the roof structures of buildings including gables, eaves, soffits and flashing, but may also be present in crevices such as stone, brickwork or cavity walls. The proposed works include significant alterations the roof structure of the dwelling, affecting the existing roof line, roof void, eaves, soffits and tiles, all of which may provide access and suitability for roosting bats.*' Therefore based on the nature of the works and surrounding habitat, a Preliminary Roost Assessment (PRA) was required.

- 8.25 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 10 December 2025. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that *'The Preliminary Bat Roost Appraisal (Martin Ecology, December 2025) has been reviewed and identified the dwelling to be of negligible roost potential. The building was reported to be in good condition with no evidence of suitable bat roosting features.'*
- 8.26 The ecology team also stated in their final letter that *"The NPPF requires all applications to demonstrate measurable net gains for biodiversity. These biodiversity enhancement measures include the installation of at least one integrated/woodcrete bird box. Enhancements should be integrated into the building where possible, located close to the eaves and with a clear approach. In order to satisfy this, any enhancements should be detailed on an elevation plan, including the make/model and location."* As such, a condition has been recommended which is detailed at the end of this report.

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 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:

- Existing, Proposed Elevations, Proposed Floor Plans, Section, Block, Site Location Plan, Drg No. 8997 -01 Rev B

received by the local planning authority on 23 December 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).

4. No above ground development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. Enhancements shall include (but not be limited to) at least one woodcrete/integrated bird box, specifying the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. Thereafter all works are to proceed strictly in accordance with the approved scheme and installed prior to first occupation of the extensions hereby approved.

Reason: In order to protect and enhance protected wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. The flat roofed area hereby approved shall not at any time be used as a balcony or sitting out area neither shall any balustrade, railings, wall or other means of enclosure be erected on any part of the flat roof.

Reason: In the interest of the residential amenity and privacy 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.