

Delegated Report

Planning Reference 25/00278/HOU
Applicant(s) Mr & Mrs Peter Smith
Ward Burbage, St Catherine's & Lash Hill



Hinckley & Bosworth
Borough Council

Application Site 67 Sapcote Road, Burbage,
Hinckley

Proposal Proposed single storey rear extension and removal of
existing conservatory and garage

Case Officer Sullivan Archer (Senior 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. This householder planning application seeks full planning permission for the provision of a single storey rear extension at 67 Sapcote Road, Burbage. To facilitate this development, the rear conservatory and attached garage are removed from the site.

2.2. The single storey extension extends across the entire width of the existing dwelling and the attached garage and encompasses the majority of the existing footprint of the attached garage and conservatory. The rear extension extends 1.1m further than the existing conservatory but does not protrude any further than the rear of the existing attached garage. The side element of this single storey extension extends 2.4m further towards the front elevation of the property. This part of the development is constructed with a white monocouche rendered finish, a flat roof with a maximum height of 2.6m and one 1m wide by 2.5m deep roof lantern.

2.3. The application was revised to remove a proposed first storey extension and two further roof lanterns from the proposal due to viability constraints.

3. Description of the Site and the Surrounding Area

3.1. The application site is located to the northeast of, but with, Burbage to the north of Sapcote Road. Sapcote Road is wholly residential in character and due to the variety of styles and designs of buildings, there is no discernible unique character to the area. Open countryside is to the north of the site beyond the dwelling's long rear garden.

- 3.2. The application site consists of 67 Sapcote Road, which is a two-storey, detached dwelling that is set back from the public highway and features a gable-fronted pitched roof and a buff-brick finish. The property also benefits from a gable-fronted front extension and a mono-pitch, single storey front extension that is constructed with a white rendered finish.

4. Relevant Planning History

- 4.1 There is no relevant planning history to this application site in the last twenty years.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site. Local residents were re-consulted on the scheme following amendments to the description and design of the development. No responses have been received.

6. Consultation

- 6.1 Burbage Parish Council did not object to the planning application. The County Council's Ecology Department confirmed that the development was exempt from mandatory biodiversity net gain and that they had no objection to the scheme, subject to two planning conditions securing mitigation measures and a biodiversity enhancement scheme. No further responses have been received.

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 Burbage Neighbourhood Plan 2015 – 2026 (BNP) (2021):

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout
- Policy 4: Parking

7.4 National Planning Policies and Guidance:

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

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- 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 parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3 Whilst the side extension is likely to be visible from the principal elevation, the development is single storey in massing and is set back by 8.9m from the front elevation of the dwelling. The existing garage can also be seen from the public highway and therefore this element of the development is not considered to result in any significant harm to the character of the area.

8.4 The majority of the development replaces the existing attached garage and rear conservatory, which cannot be seen from the public highway or the front elevation of the dwelling. It is considered that the development is of an appropriate height, width, and depth to be proportionate to the host dwelling, and therefore complements the character of the site and the surrounding area. As a result, the proposal is considered to be in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

8.5 Policy DM10(a) and (b) of the SADMP states that 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, including matters

of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.6 69 Sapcote Road to the east of the site benefits from numerous rear extensions, which extend beyond, and are larger in height and scale than, the proposed development. As a result, it is not considered the development results in any significant adverse impacts to the neighbouring property, 69 Sapcote Road.
- 8.7 The neighbouring dwelling to the west, 65 Sapcote Road, is set 5.4m away from the shared boundary with the application site and 4m behind the existing two-storey rear elevation of the host dwelling. Given these distances separation distances, and in light of the single storey massing of the development, it is not considered that this development is likely to result in any significant adverse impacts to this neighbouring dwelling in these site-specific circumstances.
- 8.8 By virtue of these factors, and the fact that there have been no objections to the scheme, the proposal does not result in any significant adverse impacts to the residential amenity of neighbouring properties and is therefore considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.9 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.
- 8.10 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.11 The development does not create any new bedrooms and is not considered to have a material impact on the site's vehicular access or off-street parking provision. Therefore, proposal is not considered to create an unacceptable impact on highway safety or the road network in accordance with Policies DM17 and DM18 of the SADMP.

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 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 received by the Local Planning Authority as follows:

- Existing Plans & Elevations (01A) (submitted: 14.07.2025)
- Proposed Block Plan (submitted: 14.07.2025)
- Proposed Elevations (05B) (submitted: 14.07.2025)

- Proposed First Floor (03B) (submitted: 14.07.2025)
- Proposed Ground Floor (02B) (submitted: 14.07.2025)
- Proposed Roof Plan (04B) (submitted: 14.07.2025)

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. No development above foundation level shall commence on site until a Biodiversity Enhancement Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The enhancement measures should include, but not be limited to:
 - (a) Detailed designs or product descriptions for biodiversity enhancements; and
 - (b) Locations, orientations, and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to the occupation of the development and all features shall be retained in that manner thereafter.

Reason: In order to enhance the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development shall be carried out in full accordance with the mitigation measures and works detailed within the conclusion on Page 12 of the Preliminary Roost Assessment (submitted: 14.07.2025).

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 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.