

Delegated Report

Planning Reference: 25/00480/HOU
Applicant(s): Ms Charlotte Marriott
Ward: Burbage, Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: 14 Johns Close, Burbage

Proposal: Two-storey side and single-storey rear extension

Case Officer: Gwion Russell (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 a two-storey side and single-storey rear extension to 14 Johns Close, Burbage.
- 2.2. The single-storey rear extension adds an external depth of 8.2m from the rear elevation, width of 3m from the existing side elevation with a total width of 7.3m. The single-storey element incorporates an open plan kitchen, dining and living room.
- 2.3. The two-storey side extension largely sits upon the single storey element, with a depth of 6.2m. This element incorporates an en-suite, master bedroom, smaller bedroom and extending the existing bathroom.
- 2.4. The footprint of the proposal is to increase from 76.6m² to 128m². The overall width of the dwelling, as seen from the highway, will decrease slightly from 13.5m to 12.7m.
- 2.5. As with the increase in dwelling footprint, there is new fenestration proposed. There is a ground floor 5m wide full-length bi-fold window at its rear elevation, a window proposed at the front elevation (where the existing garage door stands) and a side window at its West elevation. At the first floor, on its rear elevation, two windows are proposed that serve the rear en-suite and master bedroom, a window at its front elevation and a side window at its East elevation (both of which match the positioning of the equivalent windows at ground floor level). Two rooflights are proposed on the roof of the single-storey element. There are no windows proposed on the East elevation.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is a two-storey, detached property on Johns Close, a quiet cul-de-sac, in the settlement boundary of Burbage. The property is set back 7.4m from the highway. It is constructed with a red brick finish and has a hipped roof covering its entire footprint with a projecting gable roof to its left front elevation. The existing garage is covered by a shallow mansard-style roof. There is a mixture of single-storey and two-storey dwellings within the immediate area incorporating a mixture of architectural designs and styles, and as a result, there is no discernible unique character to the street scene due to the variety of styles and designs of buildings. Johns Close is predominantly residential in character.

4. Relevant Planning History

4.1 22/00132/FUL

- Demolition of existing property and replacement with new 2.5 storey dwelling whilst retaining ridge height and new front boundary wall, with associated internal garage.
- Permitted
- 30/08/2025

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. One objection comments has been received.
- 5.2 The main concern expressed is that the proposed two-storey extension at No. 14 is too close to neighbouring properties (with only a 40cm separation distance), which would significantly reduce natural light in their home, negatively affect their living spaces and contradict planning guidance. Safe construction access will also form a logistical issue.
- 5.3 The applicant and agent have been co-operative in amending plans to reflect the comments above and the previous Committee Report that was issued on 30/08/2025. As a result, amended plans were re-issued and a period of re-consultation took place.
- 5.4 No further responses have been received to the amended plans.

6. Consultation

- 6.1 There have been no objections from the following consultants:
- Burbage Parish Council

6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 4: Development in Burbage
- Policy 16: Housing Density, Mix and Design

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- 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 2: Design and Layout
- Policy 4: Parking
- Policy 10: Landscape Character

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 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. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.3 Guidance Point C1 of the NDG confirms that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond including the existing built development and landscape character, amongst others. Guidance Point I1 of the NDG highlights that new developments should consider the composition of street scenes and individual buildings and their elements including the height, scale, massing and relationship between buildings, as well as views, vistas, landmarks, and landscaping, amongst others.
- 8.4 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scale should help to create a memorable sense of place.
- 8.5 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.
- 8.6 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.7 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.
- 8.8 Paragraph 15.1 of the Burbage Neighbourhood Plan states that houses should be matched in terms of design and scale with neighbouring properties. As there is a great variety of architectural designs and dwelling scales within the immediate street-scene, there is no distinct design to match in this application.
- 8.9 The Good Design Guide states that development should avoid excessive bulk or height near property boundaries. Following a re-consultation process, amended proposals maintain a 1m separation distance from the East side boundary and therefore complies with The Good Design Guide.
- 8.10 In accordance with the Good Design Guide, two-storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. Any proposal should be set down from the ridge of the existing house and set back from the front elevation by a minimum of 0.5m. The two-storey side extension element is set back from the dwelling principal frontage by 0.5m and set

down from the highest dominant roof ridgeline by 0.44m which creates a subservient and complementary design to the existing dwelling. The roof is proposed to retain the existing hipped roof structure, with a subservient hipped roof covering the additional front extension and a double hipped roof covering the rear extension. As a result, it narrowly complies with the guidance set out in The Good Design Guide.

- 8.11 The proposed side extension will be visible from the public realm, however, as discussed above there is a high degree of variety in the street scene. As a result of this, it is regarded that the development does not have a significant adverse impact on the character of the surrounding area. The rear extension is a significant addition to the scale/massing of the dwelling but it will not be highly visible from the public realm. Furthermore, considering the size of the plot, the dwellings surrounding it and previous approval the scale of the extension is not out of keeping with its context.
- 8.12 External materials are proposed to match existing - the roof tiles will match the existing, any new fenestration will match the existing fenestration, the brickwork will match the existing and rendering to match existing. The design will also use quoin detailing on the corners that match existing. Overall, the external materials are designed with sensitivity and therefore comply with DM10 of the SADMP and The Good Design Guide.
- 8.13 By virtue of its compliance with design guidance and the proposed use of matching external materials, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, the Burbage Neighbourhood Plan and the Good Design Guide.
- 8.14 It is notable that there was previously planning permission for a replacement dwelling, the proposed extensions are considered to better complement the features of the existing dwelling and those surrounding it. The resultant development would be a betterment in that regard.

Impact upon Residential Amenity

- 8.15 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.
- 8.16 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, 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.

- 8.17 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. The site is nestled within proximity to five neighbouring properties.
- 8.18 The Good Design Guide states that any extension should not exceed 45-degrees from the nearest principal habitable window of a neighbouring property. Nos. 13 and 15 Johns Close sit adjacent, either side, of the application dwelling. The rear extension element of the host dwelling does not breach the 45-degree guidance as set out for the nearest principal habitable windows of either property and will not result in internal light loss or an adverse sense of overdominance.
- 8.19 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. It is noted that the West side elevation windows sited at No. 13 Johns Close serve habitable rooms but are non-principal. Original plans detailed the two-storey extension being constructed up to the shared boundary, however as amended plans now detail a 1m separation distance, this will mitigate some loss of light to the side elevation non-principal window of No. 13 Johns Close. This is also in line with the permitted application of a previous application - 22/00132/FUL. Some loss of light will occur, but the windows are secondary and therefore the loss of light would not be significantly adverse.
- 8.20 There is only one side window on the East-side elevation on No. 15 Johns Close and this does not have direct views into the rear garden (or proposed development) of the host dwelling. The proposed extension maintains a 14m separation distance from the nearest rear elevation habitable window of No. 15 Johns Close and therefore isn't considered to create an overbearing impact.
- 8.21 As two-storeys are proposed for the majority of the extension footprint, it is considered that there is significant 'bulk' towards to Eastern boundary of the property. However, as the proposed extension ridge line is set down and set back from the main existing dwelling, the South-orientated rear gardens and given the vast garden spaces of No. 13 Johns Close, Lynwood, Acrefair and the host dwelling this is greatly mitigated and will unlikely result in overbearing impact and loss of light for the rear garden of each neighbouring property.
- 8.22 In addition, according to The Good Design Guide, the separation distance between two principal windows to habitable windows should be a minimum of 21m. The properties at the rear of the application dwelling – Lynwood and Acrefair maintain separation distances that exceed this guidance; No. 4 Johns Close, which sits, opposite the application dwelling is separated by the highway and therefore any proposals will not impact the amenity of occupants at Lynwood, Acrefair or No. 4 Johns Close.
- 8.23 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on

the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.

- 8.24 The windows proposed on the rear elevation of the first-floor extension may overlook the rear garden of No. 13 Johns Close. However, the presence of an outbuilding, with a hipped roof, within the curtilage of No. 13 Johns Close mitigates this viewpoint. In addition, as the amended proposals outline adequate boundary distance this complies with the guidance set out in The Good Design Guide. However, as a result of its positioning, the window serving the en-suite should be obscure-glazed.
- 8.25 There is potential for the proposed West-facing window, which serves the main bathroom, to overlook the rear garden of the currently unoccupied property at No. 15 Johns Close. To mitigate this impact, the window should be fitted with obscure glazing.
- 8.26 To comply with the Good Design Guide, houses with three or more bedrooms should also provide a minimum of 80m² of private outdoor amenity space with a minimum length of 7m. The proposals maintain private outdoor amenity space that exceeds 13m in length and 226m² in total area, which is compliant with the Good Design Guide.
- 8.27 By virtue of these factors and the fact that there have been no objections to the amended proposals, it does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties 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

- 8.28 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.29 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.30 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.

- 8.31 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.32 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.33 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four or more bedrooms should provide a minimum of three off-street parking spaces. Any reduction below minimum standards will require robust justification.
- 8.34 Figure 44 (Dimensions) of the LHDG requires minimum parking sizes to be 2.4m in width by 5.5m in depth, and an additional 0.5m in width is required the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.
- 8.35 The scheme creates two new bedrooms and makes the property a five-bedroom dwelling. A parking plan has been provided to support the application and has detailed sufficient off-street parking provision for three vehicles. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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.

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:

- Revised Side elevations, site plan and roof layout – Drg No. 05/04 A-received by the Local Planning Authority on 03/07/2025
- Revised Front and rear elevations and floor plans – Drg No. 05/03 received by the Local Planning Authority on 30/06/25
- Application Form – received by the Local Planning Authority on 13/05/25

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 proposed windows located at the first-floor level of the rear (South) elevation serving the en-suite and the first-floor side (West) elevation window serving the extended bathroom shall both be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and any openable parts shall be at least 1.7m above the height of the floor level of the room they serve. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To ensure that the privacy of neighbours is protected and in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. **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.