

Delegated Report

Planning Reference: 25/00433/HOU
Applicant(s): Mr and Mrs Barry
Ward: Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site: 71 Newstead Avenue Burbage Hinckley
Leicestershire LE10 2JA

Proposal: Proposed single storey front and rear extensions

Case Officer: Gwion Russell (Planning Officer)
Date: 07/07/2025

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 planning permission for a single-storey front and rear extension to 71 Newstead Avenue, Burbage, Hinckley.
- 2.2. The rear extension proposals include the removal of a conservatory at the rear of the property and replacement with a single-storey rear extension with an area of 35m²
- 2.3. The rear projection is proposed to add a depth of 4m to the rear elevation, and the front projection is proposed to add 39m² creating a flat principal frontage. The internal layout is set to include an open-plan kitchen and dining area, along with a utility room. The front extension consists of a living room and master bedroom, along with a new central front door and two canted bay windows.
- 2.4. Existing gross floor coverage of the dwelling is 88m². Taking into consideration the extensions, the gross floor space will increase to 158m², with the frontage being proposed 11m from the highway. Both the front and rear extensions are proposed to be flush with the side elevations of the existing property.
- 2.5. During the course of the application amendments were sought to reduce the scale of the rear extension. The original proposals were deemed contrary to Policy DM10 on design grounds.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is currently a single storey, detached property on Newstead Avenue, Burbage. The property is currently set back 13m from the highway and has a fully hipped roof with a smaller hipped roof to the front that projects 3.6m that was built as part of the original design. Viewed from above, the building has an L-shaped hipped roof. Although most properties along Newstead Avenue are typically two-storey in massing, the materials and hipped roof types are consistent. Despite the property being situated on Newstead Avenue, both identical Nos. 74 and 71 Newstead Avenue are corner plots and mostly in keeping with the character and design of dwellings on Welbeck Avenue. Both Newstead Avenue and Welbeck Avenue are wholly residential. The site falls within the settlement boundary of Burbage.

4. Relevant Planning History

- 4.1 There is no relevant planning history associated with this property.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No objections or comments were raised by neighbours in response to the proposals.

6. Consultation

- 6.1 There have been no comments from the following consultants:

- Burbage Parish Council

- 6.2 There have been no objections from the following consultants in response to superseded plans:

- Burbage Parish Council

- 6.3 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

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:

- The Good Design Guide (HBBC) (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 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 scape 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 Policy 2 of the Burbage Neighbourhood Plan states that any future residential development within the parish must respect its surroundings and where appropriate follow the existing pattern of development.
- 8.9 In accordance with the Good Design Guide, extensions can result in changes to the built environment that if designed insensitively can have a significant negative impact.
- 8.10 The Good Design Guide states that corner plots play an important role in the street scene and that overdevelopment of these can lead to a significant change in the prevailing character of the place. The host dwelling is located on a corner plot, adjacent to Welbeck Avenue, which reflects the material, scale and massing of the property opposite, No. 74 Newstead Avenue and as a result any proposals should carefully consider how they impact the street in terms of material, scale and massing.
- 8.11 The extensions are proposed to be finished in matching brick exterior with a profiled concrete tile on the roof. As a result of this and the property's setback from the highway, it is regarded that the front extension alone does not have a significant adverse impact on the character of the surrounding area.
- 8.12 Paragraph 15.1 of the Burbage Neighbourhood Plan states that houses should be matched in terms of design and scale with neighbouring properties. The Good Design Guide states that development should avoid excessive bulk or height near property boundaries. The proposed roof design features a fully hipped structure on the front elevation, seamlessly integrating both the existing front dwelling and the new front extension. At the rear, a smaller hipped roof with a flat top will be used for the extension. This combination of roof styles ensures the development remains consistent with surrounding properties and preserves the character of the street scene.

- 8.13 By virtue of the distance from the highway, the design, the proposed use of matching external materials, the scale and the limited prominence of the extension, 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.

Impact upon Residential Amenity

- 8.14 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.
- 8.15 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.
- 8.16 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 rear extension breaches the 45-degree guidance, as set out in the Good Design Guide, for the rear habitable windows of neighbouring 69 Newstead Avenue. However, as there is an existing garage outbuilding that already breaches this (within the residential curtilage of No. 69 Newstead Avenue) the proposed development would result in little additional harm. No windows are proposed in the side elevations of the rear extension, the new windows in the rear elevation would not cause additional overlooking due to the minimum 1.8m boundary treatment to 69 Newstead Avenue.

- 8.17 The proposal is not visible from the principal elevation of No. 69 Newstead Avenue but can be seen from the highway. The rear extension element of the proposal may only be seen minimally from No. 46 Brockhurst Avenue situated at the rear of the host dwelling. However, as a separation distance of 24.5m is maintained and the separation distance is broken by two garage outbuildings within the residential curtilages of the respective properties this does not create an overbearing impact on neighboring properties.
- 8.18 The proposed front elevation roof has a proposed height of 5.5m from base to roof ridge. There is one ground floor window and two first floor windows in the West elevation of No. 69 Newstead Avenue. These windows are not assumed to be primary windows, serving habitable spaces but they will be directly looking out towards the roofline of the front extension. Due to the scale and proximity of the front extension this will cause some loss of light to the windows in the side elevation of No. 69 Newstead Avenue, however, as they are not primary, habitable room windows the loss of light would not be unacceptable. With the exception of three high-level rooflights, no openings are proposed in the side elevation of the front

extension facing No.69. The height of the roof lights are sufficient to mitigate overlooking.

- 8.19 No. 74 Newstead Avenue and the adjacent properties on Welbeck Avenue maintain separation adequate distances, due to their siting across the road, and therefore their residential amenity would not be impacted by any development at the host dwelling.
- 8.20 The Good Design Guide states that 2-bedroom properties should have a minimum of 60m² and length of 7m of private enclosed garden space. The proposals outlined include the retention of an area of 94m² and length of 11m. However, given the presence of a garage outbuilding in the rear garden, the proposals have been carefully designed to minimise any overbearing impact on the enjoyment and use of the garden space by its occupants.
- 8.21 As outlined above the development may result in some additional over dominance and loss of light to No.69 Newstead Avenue, however, the harm would be low due to the outlined mitigating factors. As such, although the scheme only narrowly avoids harm, it is seen as compliant Policy DM10 of the SADMP (2016) and the principles set out in the Good Design Guide.

Impact upon highway safety

- 8.22 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.
- 8.23 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.
- 8.24 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.
- 8.25 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.26 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).

- 8.27 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. This increases to a minimum of three off-street parking spaces for properties with four or more bedrooms.
- 8.28 Garages will not count towards minimum parking spaces unless the internal dimensions comply with the LHDG.
- 8.29 There are no additional bedrooms proposed to the internal layout of the dwelling and therefore there will be no requirement for additional car parking spaces. However, as there is sufficient clearance and hardstanding at the front of the property, this will not create an impact to highway safety.
- 8.30 No alterations are proposed to the site access and therefore the development complies with Policy 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.

10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted.

11. Recommendation**11.1 Grant planning permission** subject to the following:

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:
 - KADS 71NA PD001 B (Proposed Ground Floor and Roof plans) – Sheet 1 of 3
 - KADS 71NA PD001 B (Proposed Elevations) – Sheet 2 of 3
 - KADS 71NA PD001 B (Site Location and Block plan) – Sheet 3 of 3 (all received by the Local Planning Authority on 16.06.2025)
 - Application Form received by the Local Planning Authority on 28.04.2025

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).

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.