

## Officer Report

**Planning Ref: 25/01025/HOU**

**Applicant: Sarah Frain**

**Ward: Burbage St Catherines & Lash Hill**



Hinckley & Bosworth  
Borough Council

**Site: Woodbeech Kennels 9 Woodgate Road Burbage**

**Proposal: Two-storey front porch extension and first-floor front, side and rear extensions**

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

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### **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 a full planning permission for the erection of two-storey front porch extension and first-floor front, side and rear extensions at 9 Woodgate Road Burbage.
- 2.2. The proposed front porch would be 3.7 metres wide and 1.5 metres deep, featuring a pitched gable roof with a ridge height of 6.66 metres and an eaves height of 5.9 metres.
- 2.3. The proposed front porch would feature a modern door design, flanked by glazed panels above the entrance door.
- 2.4. The proposal would also propose the demolition of the existing conservatory to the rear.
- 2.5. The external walls will be finished in smooth render in white, with roof tiles in colour to match existing that complement the existing materials and finishes.

### **3. Description of the Site and the Surrounding Area**

- 3.1. The application site is located within the settlement boundary of Burbage. Woodgate Road is a loose surfaced road to the east of Burbage Road and serves only a small number of dwellings. The street scene is a mix of detached properties of different size, design and finishes, most are two storey dwellings, including those immediate adjacent to the application property.
- 3.2. The application property is a three-bedroom bungalow located at the end of Woodgate Road.

3.3. 9 Woodgate Road is finished in brick work, with windows and doors in white uPVC installed on the elevations. The dwelling is set back from the highway with a front garden and a parking area. There is an existing double garage to the side of the property finished in brick work.

3.4. Burbage Common and Woods Country Park lies to the east of the dwelling.

#### **4. Relevant Planning History**

##### **01/01103/FUL**

- FRONT AND REAR EXTENSIONS TO BUNGALOW
- PER
- 29.11.2001

##### **02/00081/TPO**

- WORKS TO TWO LIME TREES
- TPOPER
- 06.03.2002

##### **04/00129/TPO**

- WORKS TO TWO LIME TREES
- TPOPER
- 15.03.2004

##### **04/00574/FUL**

- ERECTION OF DETACHED DOUBLE GARAGE
- PER
- 14.06.2004

##### **14/01199/OUT**

- Erection of dwelling (outline - access only)
- OUT
- 04.03.2015

##### **15/00851/TPO**

- Pruning to lime tree
- TORDER
- 23.09.2015

##### **15/00986/TPO**

- Lime tree to be pollarded
- TPOPER
- 06.11.2015

##### **15/01338/FUL**

- Erection of detached dwelling
- PER
- 25.02.2016

**25/00801/TPO**

- T1 and T2 - two Lime trees, both need re-pollarding to previous points approx 5-7 metres. Previously done approx 10 years ago.
- PERTPO
- 21.10.2025

**84/01122/4**

- ERECTION OF DETACHED BUNGALOW OUTLINE
- REF
- 22.01.1985

**89/01322/4**

- ERECTION OF STORAGE BUILDING
- PER
- 23.01.1990

**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 No objections have been received from following consultees:
- LCC Ecology
  - Burbage parish council
  - Ramblers Association
  - Arboricultural Officer

**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 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

### 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, creating a two-storey house with a hipped roof. Considering the surrounding properties and the character of the area—which includes a mix of modern detached houses in both one and two storeys—the scale and overall design of the proposal are considered acceptable within this context. Furthermore, the dwelling’s location within a cul-de-

sac means it will not be prominent from the street. Therefore, the proposed first-floor extension is not considered to have any adverse impact on the character or design of the main dwelling and 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 also states that such proposals should not normally project more than 2 metres beyond the front elevation and should not cover more than 50% of it. The proposed two-storey front porch would project 1.5 metres from the front elevation and have a width of 3.7 metres, which is less than 50% of the total front elevation (measured at 11.70 metres). The design incorporates a modern door and double-height glass panels aligned with the central gable, creating a contemporary appearance. As mentioned above, given the context and the general character of the area which includes modern designs and similar front developments the proposed front porch is not considered to have any adverse impact on the design or character of the area.
- 8.7 The existing material of the property is red brick, and it is proposed to be finished entirely in white render. Given the character of the area and the existing designs in close proximity, the proposed external wall finish is not considered to harm the design or character of the surrounding area.
- 8.8 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.
- 8.9 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

- 8.10 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.
- 8.11 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.
- 8.12 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<sup>0</sup> guidance.
- 8.13 The properties most directly affected by the proposed development would be No. 7 Woodgate Road to the west (side) and No. 6a Woodgate Road to the north (rear) of the site. The extension would not project beyond the rear or front building line of No.

7. With a retained separation distance of 9.32 metres, the absence of any window on the neighbouring property facing the host dwelling, and the fact that all main dwelling windows on this elevation are at ground level and screened by boundary treatment, the proposal is not considered likely to result in any loss of privacy, overlooking, overdominance, or reduction in light to this neighbouring property or its amenities.
- 8.14 No. 6a is located to the rear of the main property. According to the HBBC Good Design Guide, the back-to-side distance principle states that a principal window to a habitable room should ideally be 14 metres for a two-storey property or above. The proposed plan includes two habitable windows on the first-floor rear elevation; however, given the existing boundary treatment, the absence of habitable windows on No. 6a, a separation distance of approximately 13 metres, and the lack of any garden area or main living space within this gap, the proposed development would not result in any loss of privacy, overdominance, overlooking or loss of light impacts for No. 6a.
- 8.15 In addition, there are two proposed ground-floor windows on the east side elevation facing the boundary treatment; however, as there is no neighbouring property on this side and the windows are located at ground level, they are not considered to have any adverse impact on neighbouring properties or amenities.
- 8.16 By virtue of above, the proposal would 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

- 8.17 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.
- 8.18 Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.19 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with four-bedroom dwellings should provide a minimum of three off-street parking spaces. The proposal would add one more bedroom to the dwelling, however given the significant parking area in front and that it will remain unchanged as a part of application the proposal would not have any adverse impact on the parking area and highway and pedestrian safety.
- 8.20 Therefore, the scheme is regarded as being 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.

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:
  - Block Plan, Drg No.1708/BP
  - Site Location Plan, Drg No. 1708/SL
  - Proposed Elevations and Floor Plans, Drg No. 1708 1Along with the Application form as received by the local planning authority on 22 October 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 proposed roof and new openings 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).

**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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
2. The building or structure may be suitable for roosting or hibernating bats, which are protected from harm under UK law. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility and works should cease if bats are found during works, until advice from a qualified bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area. They may also be present in crevices in stone or brickwork and in cavity walls.
3. Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended); therefore, building demolition and significant alteration should take place outside the breeding season (March to August inclusive) unless carefully checked by a suitably qualified person.