

Delegated Report

Planning Reference 26/00238/HOU

Applicants Mr and Mrs Thurgood

Ward Burbage Sketchley & Stretton



Hinckley & Bosworth
Borough Council

Application Site Hollyview, Sketchley Manor Lane, Burbage

Proposal Single storey rear extension.

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. This householder planning application seeks full planning permission for the erection of a single-storey rear extension at Hollyview, Sketchley Manor Lane, Burbage to provide additional floor space to the existing kitchen and utility room at ground-floor level. To facilitate this development, the existing conservatory would be demolished.
- 2.2. The proposed extension would span the entire width of the rear elevation of the host property and would protrude a maximum of 5 metres and a minimum of 4 metres from its existing rear elevations. The extension would feature a mono-pitched roof, which would have an eave height of 2.3 metres and a ridge height of 4.4 metres. The extension would also feature a side elevation mono-pitched roof above the new utility that rises up to the main proposed roof. The two roofs are separated via a stepped brick parapet. The development would be constructed with materials to match that of the existing property.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located on the eastern side of Sketchley Manor Lane to the west of, but within the identified settlement boundaries of, Burbage. The application dwelling, Hollyview, is a two-storey three-bedroom detached property that is constructed with a red brick finish and slate tile roofs. The dwelling is set back from the highway, with a long hedge forming the front boundary and a driveway area located to the front. Sketchley Manor Lane is wholly residential in character and comprises detached properties of a variety of sizes, designs, and finishes.

4. Relevant Planning History

- 4.1 **98/00236/FUL** Permitted (determined: 27.04.1998)
First floor side extension

5. Publicity

5.1 The application has been publicised by sending out letters to local residents.

5.2 No response has been received.

6. Consultation

6.1 Burbage Parish Council raised no objections to the proposed development.

6.2 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 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

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 Council's 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.

8.2. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity

Design and Impact upon the Character of the Area

8.2 Policy DM10 of the SADMP 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. Policy 2 of BNP states that any future residential development within the Parish of Burbage must respect its surroundings and, where appropriate, should follow the existing pattern of development and should retain existing important natural features on the site, such as trees, hedgerows and streams.

8.3 The proposed form, design, and single storey massing of the development would be considered to be appear subordinate to the host dwelling. The extension would not be visible from the principal elevation of the property, and the scheme would utilise materials that match that of the existing property. By virtue of these factors, the design and appearance of the proposed development would be considered to comply with Policy DM10 of the SADMP, and Policy 2 of the BNP in these site-specific circumstances.

Impact upon Residential Amenity

8.4 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. 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.

8.5 The neighbouring residential properties that would be most likely to be affected by the proposed development are Fairlawn to the north of the site and Greystones to the south of the site. The proposal would be single storey in massing, and no principal habitable windows are proposed on the side elevations of the scheme. As such, the proposal would not be considered to result in any loss of privacy or overlooking impacts to these neighbouring residential properties. The proposed extension would also be separated from both properties by 2.5 metres and 3.6 metres respectively. Although the scheme would extend beyond the rear elevations of both neighbouring properties, given the depth of the proposed extension, its single storey massing, and its separation distance from these dwellings, the development would not be considered to result in any significant overbearing or loss of light impacts to these neighbouring properties in these site-specific circumstances.

8.6 By virtue of above, the proposal would not be considered to result in any significant adverse impacts to neighbouring residential amenity in accordance with Policy DM10 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 In conclusion, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is 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 Existing & Proposed Plans (PL01A) as submitted to the Local Planning Authority on 27 May 2026.

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 walls, roofs, and openings of the development hereby permitted 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).

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.