

Delegated Report

Planning Ref: 25/00115/HOU

Applicant: Mrs Sian Garvey

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: 24 Sapcote Road Burbage Hinckley

Proposal: Two storey side extension

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for a two-storey side extension at 24 Sapcote Road, Burbage.
- 2.2. The proposed two-storey side extension would project outwards from the existing eastern side elevation by 3.00 metres and would have a depth of 6.61 metres. It would have a hipped roof form which would measure 8.25 metres to the ridge and 5.50 metres to the eaves.
- 2.3. A false chimney is proposed the edge of the mono-hipped roof which would measure 2.44 metres in height, 0.61 metres in width and 0.96 metres in depth.
- 2.4. Additional alterations include the addition of a window to the ground floor of the front elevation, the addition of a window to the first floor of the front elevation and the addition of a high level window and door to the side elevation.
- 2.5. The proposed external materials would match those of the existing dwelling.
- 2.6. Amended plans have been sought during the application process which reduce the setback distance of the proposed side element and see the addition of a false chimney.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey semi-detached residential dwelling situated within the settlement boundary of Burbage. The dwelling comprises a predominant hipped form with pitched accents above the bay, to the timber canopy porch, detached single garage and the single storey rear addition. It hosts a cream render finish to the walls with red brick to the chimneys, grey concrete tiles to the roof and anthracite uPVC to the openings.
- 3.2. The site can be accessed via a long tarmacadam hardstanding to the south of Sapcote Road which leads a detached single garage to the side of the dwelling and a further area of hardstanding directly to the dwellings frontage which is enclosed by a variety of mature hedgerows.
- 3.3. The properties along Sapcote Road are mainly two-storey semi-detached residential dwellings characterised by a hipped roof form.

4. Relevant planning history

81/00583/4

- Erection of a garage
- Planning Permission
- 21.07.1981

12/00394/HOU

- Extension and alterations to dwelling
- Planning Permission
- 03.10.2012

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Burbage Parish Council;

“Burbage Parish Council raises no objection to this application but is concerned about the proposed parking arrangements, which would involve the removal of mature trees to achieve the stated parking provision.”

7. Policy

- 7.1. Burbage Neighbourhood Plan 2015-2026

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

- 7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

- 7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM18: Vehicle Parking Standards

- 7.4. National Planning Policies and Guidance

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

- 7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues

- Design and impact upon the character of the area

- Impact upon neighbouring residential amenity
- Impact upon parking provision
- Other matters

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.3 Policy 1 of the Burbage Neighbourhood Plan seeks to ensure that any future residential development within or adjacent to the settlement boundary is supported subject to complying with the other development plan policies.
- 8.4 Policy 2 of the Burbage Neighbourhood Plan seeks to ensure any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.
- 8.5 The application seeks full planning consent for a two storey side extension at 24 Sapcote Road, Burbage.
- 8.6 The Council's Good Design Guide seeks to ensure that *"Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions)."*
- 8.7 The proposed two-storey side extension would extend 3.00 metres in width from the existing side elevation, just narrowly less than half the width of the existing dwelling, would be constructed to sit flush with the existing two-storey element to the rear and would be set back 0.50 metres from the principle elevation appearing to be a subordinate addition in terms of mass. It would have an appropriate dual pitched gable sided roof form with a matching pitch and eaves height as the main roof, but with a ridge height of 8.25 metres (0.15 metres lower than the main ridge) conflicting with the set out 0.50 metres within the Council's Good Design Guide. It is, however, considered that by virtue of the setback distance and appropriate roof design, the proposal would still appear as an appropriate addition that would not overwhelm the existing dwelling.
- 8.8 A false chimney is to be constructed to the edge of the mono-hipped roof which would be a replica of that of the existing and surrounding chimneys in the area, a positive addition retaining a section of the dwelling's existing character.
- 8.9 Additional alterations include the addition of a window to the ground floor of the front elevation, the addition of a window to the first floor of the front elevation and the addition of a high level window and door to the side elevation. The proposal would have appropriately proportioned windows which along with the proposed use of matching corresponding external materials in its construction would result in a satisfactory and unified appearance that would result in a satisfactory and unified design.
- 8.10 By virtue of the siting, scale, design and the proposed use of matching corresponding external materials and architectural detailing where appropriate to ensure a satisfactory and unified appearance, it is considered that the proposal would respect and complement the scale, character and appearance of the existing dwelling and varied wider street scene. The proposal is therefore considered to be in accordance with Policy DM10 of the adopted Site Allocations and Development

Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan and the general principles of the adopted Good Design Guide.

Impact upon neighbouring residential amenity

- 8.11 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.12 To the west of the site sits, 22 Sapcote Road, a two-storey semi-detached residential dwelling adjoining the application dwelling. The proposal would not extend beyond the building line of the application dwelling and would be in a position where it would be screened entirely by the application dwelling. By virtue of this, the proposal would not bear any adverse impacts upon the neighbouring occupiers of no.22.
- 8.13 To the east of the site sits, 26 Sapcote Road, a two-storey semi-detached residential dwelling. The proposal would not extend past the principle elevation of no.26 and as the windows to the immediate side elevation are secondary windows the proposal would not result in any overbearing impacts. A solid door and a window are proposed to the family room/utility. The window would, however, be a high level window and would face onto a blank elevation retaining the privacy of no.26.
- 8.14 To the north of the site sits, 33A Sapcote Road, a two-storey detached residential dwelling. The proposal would be situated 49.21 metres away from no.33A and would be separated by an existing highway, the proposal would, therefore, bear no impact upon the residential amenity of 33A Sapcote Road.
- 8.15 By virtue of its siting, scale, design and separation distances it is considered that the proposal would not result in any significant adverse overbearing or overshadowing impacts on any neighbouring properties or result in any significant adverse impacts from overlooking or loss of privacy to the occupiers of any neighbouring properties. The proposals are therefore considered to be in accordance with Policy DM10 of the adopted SADMP. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.16 Policy DM18 of the adopted SADMP seeks to ensure that development would provide an appropriate level of parking provision, and that there would not be a significant adverse impact upon highway safety.
- 8.17 The Leicestershire Highways Design Guide (2024) seeks to ensure that a dwelling hosting three bedrooms provides a minimum off-street parking provision for two vehicles.
- 8.18 The scheme of extensions proposed would see the addition of a further bedroom, increasing the dwelling to host three bedrooms instead of the existing two. At present, the site accommodates a detached garage along with a generous hardstanding suitable to host a provision for a minimum of four vehicles. The proposed side extension would see the retention of the existing garage; however, the access would be restricted for on-foot access only and therefore it would no longer be viable as a parking space. The generous hardstanding at the site would, however, be retained and the accessibility for vehicles would be improved by the removal of the existing boundary hedgerows which as demonstrated by the

submitted Proposed Block Plan, Drg No. 24 – SR – 107, would result in a more than sufficient parking provision at the site.

- 8.19 By virtue of the above, the proposal is not considered to have any adverse impacts upon the parking provision at the site and in turn complies with Policy DM18 of the adopted SADMP and the Leicestershire Highways Design Guide.

Other matters

- 8.20 Burbage Parish Council have raised concerns regarding the removal of the hedgerows to the front boundary of the application site as a result of the proposed parking provision.
- 8.21 The removal of unprotected hedgerows does not require formal planning consent, and the retention/implementation of screening is only considered necessary in circumstances where the existing hedgerows hold high amenity value warranting protection by a Tree Preservation Order (TPO) or where development will be visually prominent and as a result of the screening not being in situ would have a detrimental impact upon the character of the area.
- 8.22 By virtue of the above, as the hedgerows do not warrant protection by (TPO) and as the proposal would not be visually prominent within the street scene if the existing hedgerows were to be removed there is not considered to be a detrimental impact upon the character of the area.

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. The proposed development is for a property located within the settlement boundary of Burbage. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the existing parking provision.

- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 12th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan as received by the Local Planning Authority on the 12th February 2025.
 - Proposed Floor Plans, Drg No. 24 - SR - 102 BR
 - Existing and Proposed Roof Plans, Drg No. 24 - SR - 105BR
 - Proposed Elevations, Drg No. 24 - SR - 104BR
 - Proposed Block Plan, Drg No. 24 - SR - 107
- All as received by the Local Planning Authority on the 8th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy 1 and 2 of the Burbage Neighbourhood Plan, the Leicestershire Highways Design Guide and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.