

## Officer Report

**Planning Ref: 26/00353/HOU**

**Applicant: Mr Wesley Britton**

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



Hinckley & Bosworth  
Borough Council

**Site: 15 The Coppice Burbage Hinckley**

**Proposal: Two storey side extension to create an annexe and 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 planning permission for erection of a two storey side extension to create an annexe and single storey rear extension at 15 The Coppice Burbage.
- 2.2. The proposed two-storey side extension would project 4.5 metres from the side elevation and have a depth of 11.70 metres. It would feature a hipped roof design, replicating the host dwelling's existing eaves height of 5.45 metres and ridge height of 8.50 metres.
- 2.3. The proposed rear extension would have a depth of 2.93 metres and a width of 9.47 metres. It would feature a flat roof incorporating two roof lanterns. It would have an eaves height of 3.0 metres, with the roof lanterns reaching a maximum height of 3.64 metres.
- 2.4. The proposal includes two first-floor windows on the front elevation and two windows at ground-floor level, three Georgian-style glazed doors at ground-floor level on the rear elevation and one Georgian-style glazed door on the first-floor rear elevation, which would feature a Juliet balcony. Alongside new secondary windows and a side door on the side elevation.
- 2.5. The external walls would be finished in facing brickwork to match the existing, and the proposed roof materials would be in slate roof tiles to complement the existing building.

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

- 3.1. The application site is located within the settlement boundary of Burbage. The immediate streetscene is predominantly made up from a mix of bungalows and two-storey detached properties in different size, design and finishes.
- 3.2. The application property is a four-bedroom two storey detached dwelling located at The Coppice cul-de-sac. The dwelling is finished in brickwork, with the openings in white uPVC installed on the elevations.
- 3.3. The dwelling is set back from the highway and benefits from a front garden and parking area, with a private garden to the rear. The site is also located at a lower topographical level than the rest of the surrounding properties.

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

##### **97/00787/FUL**

- ERECTION OF DWELLING AND DETACHED DOUBLE GARAGE
- PER
- 13.11.1997

##### **78/00164/4M**

- CONSTRUCTION OF ESTATE ROAD AND SEWERS AS EXTENSION TO ELM TREE DRIVE BURBAGE AND SUB DIVISION OF SITE INTO 3 RESIDENTIAL PLOTS
- PER
- 21.03.1978

##### **89/00130/4**

- RESIDENTIAL DEVELOPMENT 8 NO UNITS CONSTRUCTION OF ROADS AND SEWERS OUTLINE
- OUT
- 27.03.1990

#### **5. Publicity**

- 5.1 The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site.
- 5.2 No responses have been received.

#### **6. Consultation**

- 6.1 No objections have been received from Burbage Parish Council.
- 6.2 An objection was received from LCC Ecology requesting a Preliminary Roost Appraisal. This was provided by the applicant on 13 May 2026, and following the results of the bat survey, Ecology removed their objection on 02 July 2026, and they

have recommended a condition to be applied which is detailed at the end of this report.

## **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 DM6: Enhancement of Biodiversity and Geological Interest
- 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
- Ecology matters

#### 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 According to the HBBC Good Design Guide (2020), two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main dwelling. 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) unless in design terms this in itself would create an imbalance in the overall design of the property.
- 8.6 The proposed side extension would be set back by 1 metre from the principal elevation. Whilst the extension would maintain the same eaves height and ridge height as the host dwelling, with no reduction in either height, it is nevertheless considered to remain subordinate to the main dwelling. This is due to its modest scale, the proposed front and rear design features, which would create a balanced and symmetrical appearance, and the replication of the existing hipped roof form. Accordingly, the proposal is not considered to result in harm to the character or appearance of the host dwelling or the surrounding area.
- 8.7 The proposed rear extension would be single storey in scale and feature a flat roof. It would extend across the rear of the dwelling, creating a unified layout between the existing and proposed two-storey wings. Given its centrally positioned location, the extension would provide a balanced and symmetrical appearance when viewed from the rear. Given its modest scale and subordinate form, the extension is considered to be in keeping with the host dwelling and would not result in harm to the design of the dwelling or the character and appearance of the surrounding area.
- 8.8 The proposed fenestration and detailing would follow the established pattern of openings on the host dwelling and would be well proportioned in relation to the elevations. As such, the proposed windows and doors are considered to be sympathetic to the design of the existing dwelling and would not result in harm to the character and appearance of the host dwelling or 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. Moreover, a principal window to a habitable room should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property and above.
- 8.13 The properties most directly affected by the proposed development are No. 11 The Coppice to the west and No. 10 The Coppice to the north-west. The proposed side extension would maintain a separation distance of approximately 24.5 metres from the side elevation of No.10 The Coppice. Furthermore, the host dwelling is positioned at a lower topographical level than the neighbouring properties, and there is an established high boundary wall between the sites. In view of these circumstances, the proposed development is not considered to result in any unacceptable loss of light, overbearing impact, overdominance, or loss of privacy to No.10 The Coppice, and therefore would not adversely affect their residential amenity.
- 8.14 No. 11 The Coppice is located to the west of the application site. The proposed development would not breach the 45-degree rule in relation to this neighbouring property. The proposal includes two first-floor side-facing windows serving non-habitable rooms and one ground-floor side-facing window. Similarly, the neighbouring property contains two first floor side-facing non-habitable room windows, which are all are obscure glazed. Given the nature of the existing and proposed openings and the existing relationship between the properties, the development is not considered to result in any unacceptable overbearing impact, overdominance, loss of light, or loss of privacy, and would therefore not adversely affect the residential amenities of No. 11 The Coppice.
- 8.15 The proposed first floor door along with its Juliet balcony to the rear is also not considered to cause any additional loss of privacy or overlooking impact to any neighbouring property or their amenities.
- 8.16 By virtue of the above assessment, the proposal is not considered to result in any overbearing or overdominant, overlooking, or loss of privacy impacts to any of neighbouring occupiers and their amenities 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 Leicestershire Highway Design Guide requires that four or above bedroom dwellings provide a minimum of three off-street parking spaces. The proposal would increase the dwelling to six bedrooms, the front driveway area of the property is able to accommodate four off-street parking spaces and the existing garage would also increase it to six. And therefore, the proposal is not considered to result in any unacceptable impact on parking provision, highway safety, or pedestrian safety.
- 8.20 Therefore, the scheme is regarded as being in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Ecology matters

- 8.21 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.22 The proposed development is sited on the outskirts of an urbanised area, adjacent to open space and well connected to surrounding agricultural land, woodland and ponds through hedgerows and mature trees. Therefore, providing suitable habitat and connectivity for protected species, such as bats. In the first LCC consultation response, they stated that *'The proposed works include alterations the roof structure, affecting the existing roof line, any roof voids, eaves, soffits and tiles, all of which may provide access and suitability for bats; therefore, a Preliminary Roost Assessment (PRA) is required on the existing structure to allow for certainty on the likely impacts of the development to roosting bats.'* Therefore, given the nature of the works and suitability of the surroundings, a Preliminary Roost Assessment (PRA) is required to assess the building for potential bat roosting features. This should also scope in any potential disturbance to other protected species.
- 8.23 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 13 May 2026. The survey was reconsulted upon, and following this process, the Ecology team withdrew their objection and confirmed that *'A Bat Survey completed by Stefan Bodnar (May 2026) has been reviewed. The dwelling was assessed as having negligible roosting suitability, remains in good condition with no evidence of suitable bat roosting features. Therefore, no further bat surveys are required.'*

- 8.24 The ecology team also stated in their final letter that " *We support the proposed reasonable biodiversity enhancements for protected, Suitable ecology enhancements have been recommended within Section 5 of the report. The National Planning Policy Framework (NPPF) requires applications to demonstrate measurable net gains for biodiversity, such as bat and bird boxes. • The positioning of the enhancements must consider species specific requirements (e.g., bat boxes installed at least 4 m above ground, bird boxes at least 2 m) and be positioned away from artificial lighting, including windows, with an unobstructed flight path. Integrated features are preferred wherever possible and must be on-site. To secure this, details of all ecological enhancements, including their type (make/model) and location, should be clearly shown on an elevation plan.*" As such, a condition has been recommended which is detailed at the end of this report.

#### Other Matters

- 8.25 A condition is recommended ensuring that the annex remains ancillary to host dwelling for the avoidance of doubt. The annex contains all the accommodation suitable for independent living but has been assessed as an annex when determining whether the principle of development is acceptable and in residential amenity and highway terms. Its occupation as an independent unit of residential accommodation would give rise to additional planning considerations which would need to be assessed as part of such a future application.

### **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:

- 26.14.06 First Floor Windows @No 11 The Coppice received by the local planning authority on 19 June 2026 and
- Proposed Ground Floor Plan, Drg No. 26.14.01A received by the local planning authority on 20 April 2026 and
- Proposed Block Plan
- Proposed Elevations - Rear-Side, Drg No. 26.14.05
- Proposed Elevations - Front-Side, Drg No. 26.14.04
- Proposed Roof Plan, Drg No. 26.14.03
- Proposed First Floor Plan, Drg No. 26.14.02 received by the local planning authority on 15 April 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. No development above ground level shall commence until a plan detailing all ecological enhancements, including their type (make/model) and location, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the ecological enhances shall be installed prior to first use of the development hereby approved and retained and maintained in perpetuity.

**Reason:** To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The annexe hereby permitted shall only be used for purposes ancillary to the residential dwelling 15 The Coppice and shall not be occupied, sold or leased or let, on a permanent or temporary basis, as an independent unit of residential accommodation at any time.

**Reason:** To ensure the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document.

**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 positioning of the enhancements must consider species specific requirements (e.g., bat boxes installed at least 4 m above ground, bird boxes at least 2 m) and be positioned away from artificial lighting, including windows, with an unobstructed flight path. Integrated features are preferred wherever possible and must be on-site.