

Delegated Report

Planning Ref: 25/00684/HOU

Applicant: Nikki Igoe

Ward: Burbage Sketchley & Stretton

Site: 33 Denis Road Burbage Hinckley

Proposal: Roof alterations to include front dormer

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



Hinckley & Bosworth
Borough Council

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 an alternation to the roof include front dormer in 33 Denis Road.
- 2.2. The proposed dormer measures 5.4m in width and it would project 2.85m from roof with a height of 1.95m.
- 2.3. The dormer would be constructed using materials that match the existing dwelling, including roof tiles and white uPVC windows.

3. Description of the Site and the Surrounding Area

- 3.1. 33 Denis Road is a detached, four-bedroom bungalow constructed with brown brick. The property is suited at the junction of Spinney Road/Denis Road. The principal elevation, facing the junction, features an existing garage door roller, two windows and one door opening in white uPVC.
- 3.2. The street scene lacks distinct or unique character; however, it mainly consists of bungalows that vary in scale and design.
- 3.3. There are many examples of single, double and triple dormer windows in different design in the close vicinity.

4. Relevant Planning History

22/00691/CLP

- Proposed single storey rear extension (Lawful Development Certificate for Proposed Development)
- CERTPU

- 28.10.2022

5. Publicity

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

6. Consultation

- 6.1 There are no objections received by the following consultees:
- Burbage Parish Council

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

- 7.3 Burbage Neighbourhood Plan

- Policy 3: 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:

- Good Design Guide (2020)
- National Design Guide (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

Design and Impact upon the Character of the Area

- 8.2 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.
- 8.3
- 8.4 Policy 3 of Burbage Neighborhood 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 HBBC Good Design Guide, Dormer windows, which allow for additional headroom within roofspaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours' amenity and should reflect the window pattern of the dwelling. The proposed dormer windows will use the same white uPVC material as the existing openings. Their shape and scale will reflect those of the existing windows, and they are not considered to have an adverse impact on the character or design of the surrounding area or the host dwelling.
- 8.6 Moreover, the HBBC Good Design Guide states that dormers on the front elevations of properties will only be acceptable where they are a prevailing feature within the surrounding context. In support of this, there are several examples of front dormers in the area. Notably, No. 28 Denis Road features a single front dormer and is located adjacent to the main dwelling. Additionally, No. 25 Denis Road has a triple front dormer. Further examples of single front dormers can also be observed on nearby properties, reinforcing the presence of this design feature in the local context. The scale and massing of the proposed dormer may appear slightly larger, than those surrounding it despite the reduction in scale which has been secured through amended plans. The scale is still regrettable and a dormer with a reduced depth would be more in keeping however considering the variety of dormer designs and sizes in the surrounding area on balance the proposed front dormer is not considered to have an adverse impact on the character or design of the host dwelling or the surrounding area.
- 8.7 According to the HBBC Good Design Guide (2024), Material selection and the position within the roofscape is critical in the success of dormers. The proposed dormer will be constructed using materials that match the existing roof tiles, ensuring visual consistency. It is centrally positioned on the property, equidistant from the ridge above and the eaves below, as well as from the left and right sides of the roof. This symmetrical placement contributes to a balanced and cohesive appearance. As such, the dormer is not considered to have any adverse impact on the character or design of the host dwelling or the surrounding area.
- 8.8 To sum up, the proposed window dormer in principle is an acceptable structure with regard to the appearance and character of the area. By the virtue of above the proposed matching external materials, the scale and design, the proposal would on balance respect the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the adopted SADMP, Burbage Neighborhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.9 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.
- 8.10 Given the separation distances of 4.37 metres between the window dormer and the neighbouring property at No. 31 Denis Road, and 5 metres to No. 35 Denis Road, along with the siting and projection of the proposed extension from the front elevation, and the absence of any side-facing windows, the proposal is not considered to have any adverse impact in terms of loss of privacy, light or overdominance on neighbouring residential amenities. It is therefore considered to comply with Policy DM10 of the adopted SADMP, Burbage Neighborhood Plan, and the Good Design Guide.

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 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: Existing and Proposed Floor, Roof Plans, Sections, Elevations, Block, Site Location Plan, Drg No. 2024/9577/01A, received by the local planning authority on 10 September 2025 along with Application form received by the on 11 July 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).

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.