

Delegated Report

Planning Ref: 26/00001/HOU

Applicant: Mrs Rebecca Watson

Ward: Burbage St Catherines & Lash Hill

Site: 7 Salisbury Road Burbage Hinckley

Proposal: Two-storey front extension



Hinckley & Bosworth
Borough Council

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 front extension at 7 Salisbury Road, Burbage.
- 2.2. The proposed extension would project outwards from the existing front elevation at ground-floor level by 3.00 metres and at first-floor level by 4.33 metres. It would have a forward fronting gable form with an eaves height of 4.40 metres and a ridge height of 7.27 metres. A glazed apex would sit to the mid of the gable with three glazed windows below of at ground floor level.
- 2.3. As part of the scheme the existing porch is to be extended forward by 2.60 metres at ground-floor level and 4.02 metres at first-floor level. The existing catslide roof above the main access is to be extended to sit 1.22 metres above the existing garage eaves and two Velux rooflights are to be installed serving the new study and the existing bathroom, alongside the re-positioning of nine solar panels. A new front door is also to be installed with accompanying side lights.
- 2.4. The proposed external materials would correspond with those of the existing dwelling with the exception of black aluminium to the windows.

3. Description of the site and surrounding area

- 3.1. The application site comprises a detached two-storey residential dwelling situated within the settlement boundary of Burbage.
- 3.2. The application dwelling is situated to the east of Salisbury Road. It is characterised by a dual-pitched form with a catslide roof form above the integral garage both finished in brown interlocking tiles, a single-storey flat roof element is also present to the front elevation serving the porch and lounge. The external walls are finished in red facing brick with a small section of timber cladding present between the porch and the first-floor window serving the hallway. The openings compromise the use of white uPVC. Forward of the front elevation sits a generous grassed amenity space self-enclosed by vegetation with hardstanding suitable to host a maximum of two vehicles adjacent to.
- 3.3. The immediate street scene predominantly consist of two-storey detached dwellings all varying in design.

4. Relevant planning history

- 4.1. None relevant

5. Publicity

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

5.2. Following the publication no representations have been received.

6. Consultation

6.1. Burbage Parish Council;

'Burbage Parish Council has no objections to this application.'

7. Policy

7.1. Burbage Neighbourhood Plan (BNP) (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 (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

7.4. 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 (LHDG) (2024)

8. Appraisal

8.1. The proposed development is for extensions and alterations to existing to 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 adopted SADMP and Policy 1 of the BNP. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety and parking provision

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respect the materials of existing adjoining/neighbouring buildings and the local area generally.

8.3. Policy 2 of the BNP seeks to ensure that any future residential development within the Parish of Burbage must respect its surroundings.

8.4. The Council's Good Design Guide states that *'Two storey extensions to the front of properties are unlikely to be acceptable as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.'*

In addition, the proposal should not normally extend beyond the front elevation by more than 2.00 metres and not cover more than 50% of the front elevation.'

- 8.5 The proposed two-storey front extension would see a maximum projection of 4.33 metres not according with the Councils Good Design Guide. It would nevertheless remain to sit behind the existing garage, whilst covering less than 50% of the existing front elevation not appearing to be an over-dominant addition. It would have a forward fronting gable form with an appropriate eaves height of 4.40 metres and a ridge height of 7.27 metres as to replicate those of the existing dwelling. The eaves of the existing dual-pitched roof would further be brought down to replicate this to ensure a unified appearance. A glazed apex would sit to the mid of the gable with three glazed windows below of at ground floor level. While not a common feature within the area due to the varying character, the addition is not considered to be inappropriate and is considered to improve an otherwise poorly designed dwelling.
- 8.6 As part of the scheme the projection of the existing porch is to be increased and the existing catslide roof above the main access is to be extended to sit 1.22 metres above the existing garages eaves. This will ensure that the roof boasts a continuous form that is suburbanite to the existing dwelling.
- 8.7 Two Velux rooflights are to be installed serving the new study and the existing bathroom, alongside the re-positioning of nine solar panels. A new front door is to be installed with accompanying side lights. All minor additions which would bear no impact upon the character of the existing dwelling or area.
- 8.8 The proposed external materials would correspond with those of the existing dwelling with the exception of black aluminium to the windows. This introduction is nevertheless considered to be appropriate by way of the varying fenestration materials present within the immediate street scene particularly to 5, 10 and 14 Salisbury Road.
- 8.9 In light of the above, by way the appropriate scale, design and finish the proposed extensions and alterations would retain the character of the existing dwelling and area in accordance with Policy DM10 of the adopted SADMP, Policy 2 of the BNP and the principles of the Councils Good Design Guide.

Impact upon neighbouring 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 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 The Councils Good Design Guide sets out that the 45° rule should be applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.
- 8.13 The proposed extension would remain to sit behind the existing single-storey front elevation of 5 Salisbury Road but would project forward of its existing two-storey elevation. Despite this, the proposed extensions projection would be minimal and would satisfy the 45° test protecting the residential amenity of no.5 in regard to loss of light and overdominance. The immediate side elevation of the extension would further host no openings protecting the privacy of no.5.

8.14 The proposed extension would be screened from view of 9 Salisbury Road by the application dwellings existing garage, bearing no impact upon the residential amenity of no.9.

8.15 In light of the above, the proposed development would accord with Policy DM10 of the adopted SADMP and Paragraph 135(f) of the NPPF.

Impact upon highway safety and parking provision

8.16 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.

8.17 To support this, Policy DM17 of the adopted 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 adopted SADMP requires developments to demonstrate an adequate level of off-street parking provision.

8.19 The Councils Good Design Guide state that *'Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene.'*

8.20 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).

8.21 The proposed extension would not involve the creation of a new bedroom and would further not impact on the existing hardstanding or integral garage. The proposed development would therefore be in accordance with Policy DM17 and DM18 of the adopted SADMP, Paragraphs 115(b) and 116 of the NPPF, the LHDG and the principles of the Councils 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.

10. Conclusion

- 10.1. The proposed development is for extensions and alterations to existing to 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 adopted SADMP and Policy 1 of the BNP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development would have a neutral impact on the character and appearance of the surrounding area, not cause any adverse impacts upon the visual amenity of the surrounding area, the neighbouring amenity of surrounding properties or on highway safety and parking provision. On this basis, the proposal would be in accordance with Policies DM1, DM10, DM17 and DM18 of the adopted SADMP, Policies 1 and 2 of the BNP, the general principles of the Councils Good Design Guide, the LHDG and the overarching principles of the NPPF. The proposal is 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 5th January 2026.

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), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), the Councils Good Design Guide (2020), and the National Planning Policy Framework (NPPF) (2024)

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

- Block, Site Location Plan, Drg No. 272-03; and
- Proposed Floor Plans, Elevations, 3D Visuals, Drg No. 272-02 Rev A as received by the Local Planning Authority on the 5th January 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), the Councils Good Design Guide (2020), the Leicestershire Highways Design Guide (2024) and the National Planning Policy Framework (NPPF) (2024)

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.