

Delegated Report

Planning Reference: 26/00329/HOU
Applicant(s): Mr and Mrs Parsons
Ward: Burbage St Catherines and Lash Hill



Hinckley & Bosworth
Borough Council

Application Site: 19 The Fairway, Burbage

Proposal: Proposed single storey extension to the rear and replacement single garage.

Case Officer: Gwion Russell (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 a single-storey rear extension and replacement single-bay garage within the residential curtilage of 19 The Fairway, Burbage.
- 2.2. The single-storey rear extension would serve an open-plan kitchen/dining space and project a depth of 4m from the rear elevation of the dwelling, span a width of 4.4m and be sited centrally to the dwelling's rear elevation. The maximum height of the extension would be 2.8m (roof light at 3.2m) featuring a mono-pitched roof and light-coloured render to its external elevations.
- 2.3. The single-bay garage would measure a width of 3m and depth of 6m, feature a mono-pitched roof not exceeding 2.23m in height and an 'up-and-over' door to its front elevation. It would also be finished in a light-coloured render and would feature a side access entry door accompanied by two windows. It would be sited and positioned as the existing single-bay garage which is set back from the main dwelling and towards its shared northwest boundary.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at the northern side of The Fairway, within the settlement boundary of Burbage. The dwelling is a two-storey semi-detached dwelling with a dual-pitched roof and features flat-roof dormers to its principal and rear elevations providing first floor accommodation. The property is bounded by timber fencing to its shared side boundaries and benefits from a detached single-bay garage

and a timber-framed conservatory to the rear. There is a variety of property designs and massing along The Fairway, however most are of similar scale.

4. Relevant Planning History

4.1. There is no planning history associated with this property.

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 have been no objections from the following consultees:

- Burbage Parish Council

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

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:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- 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

Design and Impact upon the Character of the Area

- 8.2. The proposals would see the replacement of the existing footprints of both the detached garage and conservatory. The proposed single-bay garage represents an increase from 14m² to 18m², whilst the single-storey rear extension presents an increase from 8.5m² to 18m². It is considered that both the proposed extension and replacement garage are represent proportionate additions to the existing built footprint of the main dwelling.
- 8.3. The proposed scale and massing of the single-storey rear extension would remain subordinate to the main dwelling, which is compliant with the Good Design Guide's guidance on rear extensions. The extension's siting at the rear would result in a proposal that would be largely screened from public view.
- 8.4. The detached garage would be visible from the public realm, and the proposed design is acceptable. The detached garage would sit beside a neighbouring mono-pitch detached garage which provides some design consistency.
- 8.5. The use of light-coloured render along the elevations of both elements would be broadly complementary of the main dwelling's use of facing brick. Furthermore, the rear extension would replace an existing conservatory which was be in a poor state of repair at the time of the Officer site visit.
- 8.6. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.7. The host dwelling sits adjoined with No. 21 The Fairway, which is identically designed, and adjacent to No. 17 The Fairway, which is single-storey in massing.
- 8.8. There are no windows proposed along the rear extension's side elevations, only an entry door along its northwest elevation. The extension would also feature a patio door flanked by two casement windows at its rear elevation. These new openings would be similar to the existing conservatory fenestration and would not have direct intervisibility of any neighbouring space.

- 8.9. The single-storey rear extension does not breach 45-degrees from the central point of any neighbouring window. The detached garage would result in no further overbearing or loss of light impacts than the existing garage.
- 8.10. The extension's proposed maximum height of 3.2m presents an additional 0.8m height when compared against the existing timber conservatory. It is not considered that the extension would result in an oppressive form of development, largely given that it remains modest in general scale and does not breach 45-degrees from the neighbouring property window central points.
- 8.11. By virtue of the above, the proposal would not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP 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.

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

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 received by the Local Planning Authority as follows:

- Application Form - received by the Local Planning Authority on 08/04/26
- Proposed Floor Plans and Elevations (Drawing No. 1724 Rev A) - received by the Local Planning Authority on 09/06/26
- Block Plan (Drawing No. 1724/BP) - received by the Local Planning Authority on 08/04/26

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).

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.