

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00967/HOU

APPLICANT DETAILS

Singular Homes Ltd

SITE ADDRESS

Unit 1 (The Farmhouse), The Green, Orton on the Hill

PROPOSAL

Conversion and extension to form garage (retrospective) (amended design of works to Unit 1 approved in 22/00689/FUL)

SITE DESCRIPTION

The application site is located within the designated open countryside adjacent the settlement boundary of Orton on the Hill. It is located within the Orton on the Hill Conservation Area.

The site contains a traditional 'U' shaped farmstead building comprised of a two-storey farmhouse cottage and linked former agricultural buildings and stables which have been converted for residential use. The farmhouse has recently been extended into the central courtyard area.

The original farmhouse cottage to the east of the 'U'-shaped building is a two-storey timber framed wattle and daub cottage with white rendered walls and a plain tiled roof. The converted linked buildings to the north and west are of red brick construction with a clay tiled roof.

The farmhouse building has recently been extended into the centre of the former courtyard, central to the traditional 'U'-shaped structures. The recent extension has a rendered finish with blue roof tiles to match the farmstead building. The filling of the central area of the original buildings has squared the overall resulting footprint of the farmhouse.

The application building is attached to the southern end of the western wing of the original 'U'-shaped farmstead. It is of modern construction compared to the adjoining buildings and was constructed for use as a stable building. The application building has recently been converted to a garage ancillary to the main farmhouse. It is of red brick construction with a rendered finish and a clay tiled roof.

The site forms part of Hall Farm which, as a wider site, comprises a cluster of former agricultural buildings and outbuildings, many of which have also been converted for residential use, as well as a series of small, fenced fields.

The site is accessed via a long private driveway from The Green. The Green is an adopted and classified 'C' road subject to a speed limit of 30mph. The long access driveway serves the Hall Farm farmhouse as well as the surrounding converted buildings.

TARGET DATE FOR DECISION

1 April 2026

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009)

- Policy 13: Rural Hamlets

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act (1990)

Other relevant guidance

- Good Design Guide (2020)
- Leicestershire Highways Design Guide (LHDG) (2024)
- Orton on the Hill Conservation Area Appraisal (2009)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The site is within the designated open countryside though it is adjacent to the settlement boundary of Orton on the Hill. It is also located within the Orton on the Hill Conservation Area.

PUBLICITY RESPONSES

The application was publicised through letters sent to neighbours, the posting of a site notice in proximity to the site and the posting of a notice in the local press.

No responses were received.

CONSULTEE RESPONSES

National Gas Transmission – No objections.

Leicestershire County Council (LCC) Ecology – No objections.

LCC Archaeology – LCC Archaeology advised in their first consultation response to this application that they sought the details of any historic building recording that may have been carried out prior to the retrospective works occurring, they also acknowledged that due to the retrospective nature of the proposal there would be no potential to address archaeological remains.

The Applicant thereafter provided to LCC Archaeology a Heritage Statement including photographs undertaken in October 2019 in support of a previous application. No other historic building recording occurred on site, as per information from the Applicant. LCC Archaeology thereafter expressed that they had, in 2019, noted that they felt the Heritage Statement was insufficient for its purpose and that, furthermore, it was a Historic Statement and not a historic building recording and thus it did not meet the requirement of a photographic survey. Notwithstanding this, LCC Archaeology have acknowledged that given the retrospective nature of the proposal, there is no longer an opportunity to appropriately record the structure prior to its alteration.

LCC Archaeology also provided further comment on a building known as Unit 5 within the wider scope of works of the preceding application 22/00689/FUL, however this building is not the subject of this application and these comments are not considered to be material considerations in the determination of this application.

Hinckley & Bosworth Borough Council (HBBC) Conservation Officer – The architectural detailing of the header treatments on both elevations are acceptable. The infill brick matches existing and is satisfactory. The proposed garage doors have a functional character but, overall, their appearance is considered satisfactory.

Twycross Parish Council – No response received.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	Yes, this application relates to previous planning permission 22/00689/FUL. Under 22/00689/FUL conversion of the application building to a garage associated with the farmhouse was permitted. This application is retrospective and seeks to regularise the difference between the works permitted by 22/00689/FUL and the works that actually occurred on site.
--	---

Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes. This application retains the existing roofline and pitch of the former stables and retention of the southern external wall, rather than removal of the wall and implementation of a new gable end as proposed under 22/00689/FUL. This reduces the impact of the proposal on the existing form and appearance of the building. This application results in the removal of two existing windows and two areas of former stable doors and replacement of these with garage doors. This means that access to the garage is relocated to the side elevations through a total four garage doors, two per side. Notwithstanding the removal of side elevation building fabric, the building retains its existing brick arches and better reflects its original form than the proposal under 22/00689/FUL.
--	--

	The application site is not visible from The Green and is well enclosed within the Hall Farm site itself, meaning that its wider visibility is low. The proposal is therefore considered to complement the existing character of the building and have no significant impact on the wider character of the site in accordance with Policy DM10 of the SADMP.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes. The proposal retains more of the original fabric of the building than the original permission under 22/00689/FUL and otherwise infills areas of removed wall with matching facing brick. The proposed new garage doors would be metal roller-style doors in a black finish. This finish matches the garage doors to be used on the neighbouring dwelling conversion, also permitted under 22/00689/FUL. This complements the existing dwelling and is consistent with material finishes of adjacent buildings, in accordance with Policy DM10 of the SADMP and the Good Design Guide.
Are there any overlooking / privacy / residential or other amenity issues?	No. The proposal relates to a non-habitable building and does not involve any windows. It is therefore not considered that the proposal would raise any amenity concerns for surrounding residential occupiers in accordance with Policy DM10 of the SADMP.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes. The proposal generally retains the built form of the original stable building and therefore its siting and scale in relation to surrounding dwellings remains largely unchanged. The proposal is therefore not considered to introduce any new overbearing impacts to neighbours or to represent an overdevelopment of the site, consistent with Policy DM10 of the SADMP and the Good Design Guide.
Is there sufficient amenity space?	Yes.

	The site retains its existing private garden space which is sufficient in size as per the requirements of the Good Design Guide.
--	--

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	The development site is within the Orton on the Hill Conservation Area. The architectural details of the proposal reflect traditional detailing, and infill wall sections are constructed of matching brick. Though the garage doors will have a functional character rather than traditional, they would have limited visibility beyond their immediate enclosed areas within the Hall Farm site. It is noted that Council's Conservation Officer considered the proposal would preserve the character and appearance of the Conservation Area. There are three Listed Buildings on neighbouring sites in the wider surrounds of the application site, however these buildings have no views to or from the application building. The proposal is therefore not considered to impact the setting of any of the nearby Listed Buildings. The proposal is therefore considered to be in accordance with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Does the development impact on an archaeological site?	Condition 3 of 22/00689/FUL required the submission of a written scheme of investigation for archaeological purposes prior to commencement of the development. This was to include a history building survey and recording as well as a programme for post-investigation assessment and analysis. This condition was never discharged. As per the retrospective nature of this application, this was despite the development having commenced on site. LCC Archaeology have been consulted on this application and have determined that while sufficient archaeological investigation did not

	occur on site, the retrospective nature of the proposal means that the opportunity to perform these investigations is not possible.
--	---

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No, there is no known flood risk to the site.
--	---

Contamination

Are there any contaminated land issues?	Condition 7 of 22/00689/FUL required the provision of land contamination investigation reports for the wider site. Notwithstanding this, this condition pertained to the buildings within 22/00689/FUL that were being converted for residential use, and in particular those that were being extended for residential use. Though the permission for the application building involved modest extension to the east and was converted for ancillary residential use, it is not a habitable building. It is therefore considered that reimposition of this condition for this particular element of 22/00689/FUL is not necessary.
---	--

Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes. The proposal does not impact upon the existing access from The Green. The proposal provides 4 additional car parking spaces to the site. The internal dimensions of the garage meet LHDG standards and the shortfall in the width of some of the garage doors is not considered significant enough to prevent their reasonable use. The proposal is therefore considered to be consistent with Policies DM17 & DM18 of the SADMP, and the LHDG.
---	--

Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No. The trees on site are protected as they are part of a Conservation Area, however the proposal has no impacts on any trees.
Has an ecological survey / protected species survey been submitted?	No. Condition 6 of 22/00689/FUL required the submission of bat and bird surveys prior to commencement of the development. This condition was never discharged. As per the retrospective nature of this application, this was despite the development having commenced on site. Notwithstanding this, LCC Ecology have been consulted on this application and have advised that they have no objection. The reimposition of this condition is therefore not required.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A.

Site visit

Has there been a site visit?	Yes, a site visit was undertaken in February 2026.
------------------------------	--

Additional Observations

Nil.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions at the end of this report.

CASE OFFICER

Ashleigh Gade (Senior Planning Officer)

Conditions/Reasons

1. 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:

- Site Location Plan
- Proposed Elevations and Floor Plans Drwg: HMD/0592/02
Both received by the Local Planning Authority on 26.09.2025.

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).

2. The materials to be used on the proposed development shall accord with the information as detailed in the submitted application documents.

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).

Informatives

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.
2. All work must be carried out in accordance with National Gas Transmission requirements. The Applicant's attention is drawn to the guidance contained within the consultee comments from National Gas received on 20 October 2025