

Delegated Report

Planning Reference: 26/00300/FUL
Applicant(s): Mr Mark Coalville
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Application Site: 92A High Street, Earl Shilton

Proposal: Replacement and addition of render, addition of timber cladding, roof height raised and new windows and rooflights installed and a single storey exterior store and covered storage

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. The works relate to three buildings on the site, plus the replacement of an existing store with a steel framed shelter. The front building will see an increase in its roof height from 6.5m to approximately 6.9m and a slight increase in its eaves height. The existing render will be removed and the entire east, south and west elevations of the dominant principal building, adjacent to the highway, would be finished in an off-white render. The middle and rear buildings will be clad in a mixture of timber to its south and east elevations and facing brick to its north elevations, with rooflights added along its south roof pitches. At the rear of these buildings, an existing store is to be replaced with a steel framed shelter.

2.2. The description of development was changed when proposals to replace some render with timber cladding were considered unacceptable. No public consultation on this change was considered necessary, but the Conservation Officer was reconsulted.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at 92A High Street, within the settlement boundary of Earl Shilton. The property comprises an employment site situated on a plot measuring approximately 4,900m².

3.2. The property is finished in cream render and exposed brick to its north elevation. The site features a number of buildings and storage sheds set around an internal yard. The property is accessed via a vehicular gate with off-street parking for patrons.

3.3. The surrounding area is a mixture of retail, service based and residential uses. Properties in the vicinity differ greatly in scale and design, with terraced properties dominating the High Street. To the east of the site, directly opposite its principal elevation, are residential apartment units.

3.4. The site is not located within a conservation area, nor is the property listed.

4. Relevant Planning History

00/00892/FUL

Erection of replacement workshop and covered storage area
Permitted
8.11.00

96/00798/FUL

Erection of storage building
Permitted
27.11.96

96/00479/FUL

Extension to industrial premises to provide a store
Withdrawn
17.6.96

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:

- HBBC ES Pollution
- HBBC Conservation Officer;

6.2. There have been no comments received from the following consultees:

- Earl Shilton Town Council

6.3. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- Policy 2: Development in Earl Shilton
- 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 DM11: Protecting and Enhancing the Historic Environment
 - Policy DM12: Heritage Assets
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. Earl Shilton and Barwell Area Action Plan (2014):
- Policy 22: Development and Design
- 7.4. National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2026)
 - 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. The key issues in respect of this application are:
- Design and impact upon the character of the area
 - Design and impact upon nearby heritage assets
 - Impact upon residential amenity

Design and Impact upon the Character of the Area

- 8.2. The amended scheme proposes a roof increase of approximately 225mm and changes to the external materials, replacing the originally proposed timber cladding with an off-white rendered finish and brick detailing at the eaves and gables. The proposed windows will match the materials of those existing.
- 8.3. The uniform replacement off-white render at the principal elevation would complement the overall property and would not appear out of context within the street scene, where many buildings also utilise render. The eaves detailing, as amended, provide some relief to the introduction of off-white render.

- 8.4. The proposed increase in ridge height would remain in keeping with the character of the host property, representing only a modest increase of approximately 63cm. This increase in height remains minor, however proportionate, when considered against the overall scale of the property.
- 8.5. The proposed windows along the principal elevation maintain a coherent and sympathetic pattern, symmetrically positioned and according with the existing established fenestration pattern.
- 8.6. Whilst the alterations would be visible from the public realm, given the principal elevation directly fronts the main highway and key route through the town, they would not appear unduly incongruous. The changes would remain in keeping with the characteristics of both the host dwelling and the wider street scene and would not result in any detrimental visual impact within Earl Shilton.
- 8.7. Overall, the proposal respects the character and appearance of the existing dwelling and its surroundings and is therefore considered to accord with Policy DM10 of the SADMP, Policy 22 of the Earl Shilton and Barwell Action Plan and the Good Design Guide.

Design and Impact upon nearby heritage assets

- 8.8. All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policies DM11 and DM12 of the SADMP and would require justification. Whilst the area is not a designated conservation area, there are two nearby Grade II listed buildings with direct intervisibility of the proposals – Nos. 71 and 73 High Street (List entries: 1180230 and 1295021) are 20m and 37m from the application site, respectively.
- 8.9. The Council's Conservation Officer advises that the application for alterations and extensions to 92A High Street relates to a 19th-century linear industrial/commercial building that has been significantly altered over time and is considered a neutral element within the setting of nearby Grade II listed buildings (Nos. 71 and 73 High Street).
- 8.10. The proposed works, including additional and altered fenestration and replacement of a roller shutter with a window, are considered to have a neutral to minor positive impact.
- 8.11. The Conservation Officer recommended consideration of reinstating exposed brick in place of the originally proposed cladding and incorporating a suitable eaves detail to match the existing building. However, given the cost implications involved with reinstating brickwork, both the LPA and applicant have agreed that off-white render would be used, as an alternative, along the principal elevations of the building adjacent to the highway, creating a uniform appearance. This material choice would therefore would predominantly result in a neutral change. Consequently, the proposal is considered to preserve the setting and significance of the listed buildings and comply with relevant local and national heritage policies.

- 1.2 Given the above, the proposals are seen to comply with Policies DM11 and DM12 of the SADMP.

Impact upon Residential Amenity

- 8.12. Directly to the north of the site is a 'fish and chip' takeaway and a detached residential dwelling. The nearest residential unit to the roof alteration element is 15m across the highway, which is an apartment block. The alteration to the front building is modest and does not have any significant residential amenity impacts. A residential unit is located above the takeaway, with the nearest elevation approximately 5m away. As no objections have been received from HBBC Environmental Health and the neighbouring elevation forms part of an enclosed building, any noise impacts are expected to be minimal.
- 8.13. The residential unit, No. 4 West Street, to the rear (west) would not be directly impacted by the proposals given there are no footprint/roof alterations to the west side of the building proposed. The retail/service units (Nos. 94, 96 High Street) to the south maintain a separation distance of 14m and therefore would experience no detrimental impact as a result of the proposals.
- 8.14. The open steel-framed structure to the rear of the site is likely to be used in connection with the building and construction activities of the business. The nearest residential property is 1A West Street, a detached two-storey dwelling, located to the north of the steel structure. A separation distance of approximately 9m is maintained between the original rear elevation of the dwelling and the steel-framed structure. Given there is a flat-roofed outbuilding which already exists at the rear of the site, any additional impact is considered negligible. Furthermore, no objections have been received from Environmental Health.
- 8.15. By virtue of the above the proposal does 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 31/03/26
- Block, Site Location Plan, Drg No. 24/69 07 - received by the Local Planning Authority on 31/03/26
- Proposed Elevations and Floor Plans - Drg No. 24 69 - Rev 04C - received by the Local Planning Authority on 21/07/26

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.
2. The applicant is advised that this application does not grant permission for any advertisement displays and separate Advertisement Consent would be required for the display of any external advertisements, signage or advertisements on the application site. This permission is separate from planning permission and should be obtained prior to the display of any advertisements.