Delegated Report

Planning Ref: 26/00617/FUL
Applicant: Mr Tim Payne
Ward: Hinckley DeMontfort

Hinckley & Bosworth Borough Council

Site: 4 Druid Street, Hinckley

Proposal: First floor extension to provide classrooms and WC (amended scheme 26/00033/FUL)

1. Recommendations

1.1. **Grant planning permission** subject to:

- Conditions outlined at the end of this report.

2. Planning application description

2.1. The application seeks full planning permission for the first-floor extension to the building, atop of a single storey attached garage/classroom building. The development is proposed to cater for an additional 2no. classrooms and associated first floor WC facilities.

2.2. The application for the extension was previously approved under application 26/00033/FUL), with the key amendment relating to the roof.

3. Description of the site and surrounding area

3.1. The application site is on the western side of Druid Street in Hinckley. The site is adjacent to, but outside of, the Hinckley Druid Street Conservation Area to the north and the Hollycroft Conservation Area to the southwest. The surrounding area predominantly comprises residential uses in the form of two-storey terraced dwellings and flats, and as well as a variety of commercial and educational uses such as the former offices of Leicestershire and Warwickshire Electric Power Company Ltd and the North Warwickshire and South Leicestershire College Hinckley Campus to the south of the site. These former offices are identified as important historic buildings within the Hollycroft Conservation Area. The site is bounded by the off-street parking for these former offices to the south and off-street parking for the Jubilee House flats on Upper Bond Street to the north.

3.2. The site consists of a detached, two-storey building that is constructed with a hipped roof, a protruding ground floor front that has a mono-pitched roof, a single storey northern side extension, and a two-storey southern side extension that features a mono-pitched roof, which rises towards a flat roof to the rear of the property. The dwelling is constructed with a pebbledash rendered finish and concrete roof tiles.

4. Relevant planning history

26/00033/FUL
First floor extensions to provide classrooms and WC
Planning permission
22/06/2026

25/00886/FUL
Change of use from residential (Use Class C3) to education (Use Class F1)
Planning permission
09/01/2026

21/01303/FUL
Conversion of existing education building on ground floor and existing self-

contained unit on first floor into a self-contained family dwellinghouse with associated parking and refuse/recycling facilities
Planning permission
22/02/2023

07/00575/COU
Change of use from use class B1A to use class D1 with minor alterations
Planning permission
13/07/2007

96/00441/FUL
Change of use to ground floor office and first floor self contained flat
Planning permission
12/08/1996

87/00601/4
Garage and extension to side front and rear elevations
Planning permission
10/07/1987

5. Publicity

5.1. Neighbours were notified of the application via letter.

5.2. One objection was received with the following concerns:

- Use of the site is existing
- Safety and traffic concerns
- Noise from staff
- Noise and lack of supervision
- Suitability of location

6. Consultation

6.1. Environmental Health: No objections to the proposal.

6.2. LCC Ecology: No objections subject to condition.

6.3. LCC Highways: No objection subject to planning condition.

7. Policy

7.1. 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

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The application site is within a sustainable location in the identified boundary of Hinckley. Therefore, the development of the first-floor extension is acceptable in principle, and in line with Policy DM1 of the SADMP and Policy S4 of the NPPF, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

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

Design and impact upon the character of the area

8.2. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3. Policy DP3 of the NPPF relates to key principles for well-designed places. It confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features.

8.4. The development proposed includes a first-floor extension atop of the existing single storey extension, which consists of a classroom and small garage area. The development includes the first-floor extension to include 2no. classrooms and a WC facility.

8.5. The unit itself is a two-storey detached building, located on Druid Street, which is generally defined by residential dwellings, of which most of two storey terraced properties. There are a number of commercial premises along Druid Street including a bar and a gym.

8.6. The proposed extension is considered to be of an appropriate scale, simplifying the previously approved extensions roofscape, and introducing a flat roof element. It is observed that within the streetscene there are a number of flat roof buildings, and as such, whilst not considered exceptional design, would not be considered to create significant detrimental impacts to the character of the area in this site-specific circumstance.

8.7. The application is therefore fully in compliance with Policy DM10 of the adopted SADMP and Policy DP3 of the NPPF.

Impact upon neighbouring residential amenity

8.8. 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

8.9. The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

8.10. The development site is located within a residential area of Druid Street, which consists of two storey terraced and semi-detached dwellings. The development site is a two-storey detached unit, formerly a dwellinghouse.

8.11. The site is distanced from neighbouring dwellings to the north and south sufficiently and faces towards further residential dwellings, with a car park to the rear.

8.12. The proposed first floor extension atop of the existing single storey extension, would not give rise to neighbouring amenity issues such as overbearing or loss of light impacts, by way of its location and separation distances between the site and neighbouring properties. It is also considered that no overlooking or loss of privacy issues shall arise, owing to the proposed openings not facing into neighbouring properties habitable rooms or amenity spaces.

8.13. In addition the provision of the first floor extension is not considered to give significant rise to any noise impact from the use of the site.

8.14. The development is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and the Good Design Guide.

Impact upon highway safety

8.15. DM17 of the 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.

8.16. Leicestershire County Council Highways were consulted as part of the application, and have confirmed that they have no objections to the proposal subject to a planning condition included at the end of this report.

8.17. The highways authority confirmed that given the scale of the development, and the utilisation of an existing access point off Druid Street, the development would be considered acceptable. It is not considered that the proposals would lead to an exacerbation of any further highways incidents in the area, and that the development would not lead to any detrimental impacts on highways safety.

8.18. The site is acknowledged to have a shortfall one 1no. parking space, however given the sustainable location of the site, and distance to public transport options, it is not considered to be a severe impact and would therefore not warrant the refusal of planning permission.

8.19. As such the development is considered to be in accordance with Policies DM17 and DM18 of the adopted SADMP.

Ecology

8.20. Policy DM6 of the SADMP requires development proposals to demonstrate how they conserve and enhance features of nature conservation. If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

8.21. LCC Ecology were consulted as have confirmed, “A Bat Emergence and Re-Entry Survey completed by Arbtech has been reviewed alongside the Preliminary Roost

Assessment report. The reports are still in date and identified commuting activity but no bats entering or emerging from the dwelling. On this basis, no further ecological surveys are required".

8.22. The County Ecology department have confirmed that some biodiversity enhancements are required in relation to this development and have recommended a planning condition to secure this.

8.23. The proposal is immune from mandatory biodiversity net gain, through the de minimis exemption.

8.24. The proposal is therefore in full accordance with Policy DM6 of the adopted SADMP.

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 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM6 DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD and Policy S4 and DP3 of the National Planning Policy Framework. The proposal can therefore be supported.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 **Conditions and Reasons / 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:

- Location Plan Drg No. 01-2523_00
- Existing and Proposed Block Plan Drg No. 02-2523_00
- Proposed Plans and Elevations Drg No. 04-2523BR
- Proposed Plans and Elevations Drg No. 05-2523BR B
- Proposed Sections and Notes Drg No. 06-2523BR A

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).

3. The materials to be used on the hereby approved extension shall match that described within the submitted application form, as part of this planning application.

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).

4. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Existing and Proposed Block Plan, drawing no. 02-2523_00. Thereafter the onsite parking (and turning) provision shall be kept available for such use in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2026).

5. No development shall take place until a biodiversity enhancement scheme has been submitted to and approved in writing by the LPA. Enhancements shall include (but is not limited to) at least one integrated bat box and two integrated swift boxes, the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), and the National Planning Policy Framework (NPPF) (2026).

11.3 **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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.