

Delegated Report

Planning Ref: 25/00989/FUL

Applicant: Mr Florczak

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 2 The Green Sheepy Parva Atherstone

Proposal: Retrospective planning application for demolition of the existing semi-detached property and replacement with a new-build dwelling (incl. associated parking, boundary treatment and landscaping) designed around the principles of planning approval ref 21/01342/HOU.

1. Recommendations

- **Grant planning permission** subject to planning conditions outlined at the end of this report

2. Planning application description

- 2.1. During the implementation of approved application 21/01342/HOU, structural and functional constraints resulted in the demolition of the existing dwelling and subsequent rebuild, technically resulting in the creation of a new dwelling.
- 2.2. This application seeks retrospective planning permission for a new dwelling that is identical to the original dwelling and including the alterations approved under permission 21/01342/HOU, with the addition of the following minor alterations:
 - Addition of 3 rooflights above ground floor annex and first floor bath and bedroom-2.
 - Alteration of door type to rear elevation from sliding to bifold.
 - Change of boundary treatment with No. 1 The Green from rainscreen cladding to 'hit-and-miss' brickwork.

3. Description of the site and surrounding area

- 3.1. This site relates to a plot on The Green, a private road off Mill Lane in Sheepy Parva. The property is attached in a semi-detached configuration to No.1 The Green to the north, No. 3 & 4 are also semi-detached properties to the south at the end of The Green. There are no properties immediately to the rear elevation of the property with fields extending from this elevation to the west and south.

4. Relevant planning history

21/00020/FTPP

- Alterations to the existing dwelling incorporating a two storey front/side extension and single storey side/rear extension
- DISMIS
- 22.10.2021

20/00499/HOU

- Two storey side and front extension, single storey rear extension and external alterations
- REF
- 08.09.2020

20/01017/HOU

- Two storey side and front extension, single storey rear extension and external alterations (resubmission of 20/00499/HOU)
- REF
- 23.11.2020

21/00222/HOU

- Alterations to the existing dwelling incorporating a two storey front/side extension and single storey side/rear extension
- REF
- 15.04.2021

21/01342/HOU

- Alterations to the existing dwelling incorporating a two storey front/side extension and single storey side/rear extension (resubmission of 21/00222/HOU)
- PER
- 25.02.2022

22/00943/HOU

- Two storey rear extension.
- PER
- 17.11.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No comments were received.

6. Consultation

- 6.1. Sheepy Parish Council: Neutral position – Recommend approval

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan 2018-2036 (2021)
- S8 Design
- 7.2. Core Strategy (2009)
- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 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)

8. Appraisal

- 8.1. The new dwelling is identical to the originally constructed dwelling on the site and is sited on the same footprint, and incorporates the alterations approved under planning permission 21/01342/HOU. Therefore, notwithstanding the additional alterations, the new dwelling is considered to have a neutral impact in terms of design and visual impact, impact on neighbouring amenity and highway safety and parking.
- 8.2. As the majority of the alterations have been considered and approved under planning permission 21/01342/HOU, the assessment of this application will be based on the following additional alterations:
- Addition of 3 rooflights above ground floor annex and first floor bath and bedroom 2.
 - Alteration of door type to rear elevation from sliding to bifold.
 - Change of boundary treatment with No. 1 The Green from rainscreen cladding to 'hit-and-miss' brickwork.
- 8.3. The abovementioned alterations are considered minor and acceptable in all respects, resulting in no adverse impacts in terms of design, neighbouring amenity and highway safety and parking.
- 8.4. Given the level of alterations that have taken place on the application site, a condition is recommended for all permitted development rights from A-D to be removed and to allow the LPA to consider the full impacts of any potential future alterations to the dwelling.

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 materials, it is considered that the proposed development would comply with Policy DM1 & DM10 of the SADMP as well as Policy S8 of the Sheepy Neighbourhood Plan (2021).

11. Recommendation

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

11.1 Conditions and Reasons / Reasons

1. The dwelling hereby approved shall not be extended, altered, or subject to development within the individual residential curtilages, under Schedule 2 Part 1 (Classes A, B, C, and D) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), without the grant of planning permission for such extensions by the Local Planning Authority.

Reason: To ensure that the development does not have a detrimental impact on the character of the development in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

2. The materials to be used on the external elevations shall accord with the approved plans and the details within the application form.

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).

3. 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 on 13/10/2025:

Location Plan – Drg. No. AT2TG.P.001

Proposed Site Plan – Drg. No. AT2TG.P.070

Proposed Floor Plans – Drg. No. AT2TG.P.071

Front & Rear Elevations – Drg. No. AT2TG.P.072

Side Elevation – Drg. No. AT2TG.P.073

Demolition Plan – Drg. No. AT2TG.P.074

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).

11.2 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.