

Delegated Report

Planning Reference: 26/00526/FUL
Applicant(s): Miss Victoria Turner
Ward: Newbold Verdon with
Desford and Peckleton



Application Site: 1 Markfield Lane, Botcheston

Proposal: Alterations to driveway to make level access with handrailing and extension to existing dropped kerb

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 planning application seeks permission for alterations to the front driveway at 1 Markfield Lane, Botcheston.
- 2.2. The scheme includes the extension of the current dropped kerb totalling approximately 5.75m in width, which would require separate approval from the Local Highway Authority.
- 2.3. The proposal also outlines a wall with attached handrail, and 12m² of soft landscaping/planting to the frontage. The works are intended to facilitate safe access to the dwelling and provide off-street parking.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 1 Markfield Lane, within the settlement boundary of Botcheston. The property comprises a two-storey semi-detached dwelling, situated on a plot measuring approximately 875m².
- 2.4. The dwelling is of traditional design, constructed using red facing brick at ground-floor level with white rendered elevations above. The principal elevation is characterised by a front-facing gable projection with a steep-pitched roof.

- 2.5. Windows utilise brown uPVC and include decorative arch detailing. The property has been extended previously with a two-storey side extension reflecting the original form of the property.
- 2.6. To the front, the property benefits from a large brick-paved driveway. The dwelling is set back roughly 6m from the highway. Nearby properties are of similar scale and design.

4. Relevant Planning History

84/00242/4

- Change of use to Class XIV institutional purposes as a nursing home or elderly persons home
- Permitted
- 19 June 1984

97/00393/FUL

- Extensions to dwelling
- Permitted
- 25 June 1997

23/00729/HOU

- Single-storey rear extension and alterations to dwelling
- Permitted
- 21 September 2023

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.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no objections from the following consultees:
- Desford Parish Council (no response)
 - HBBC's Environmental Services
 - LCC Highways
- 6.2. No further responses have been received.
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6.3. The responses can be read in full on the Council's website.

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

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. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4. 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 therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2. The application proposes no additional building or property footprint. The addition of timber 'picket' style fence, increased foundation with stone retaining wall, and ramp, although not common features in the area, would not result in visual harm to the street scene. The proposed planting around the

front of the dwelling and eastern boundary would complement and enhance the appearance of the site.

- 8.3. The stone retaining wall, whilst not a material present in the wider street scene, is a natural material and would complement the rural setting of the dwelling. The proposed timber fence would not detract from the main dwelling and the surrounding area.
- 8.4. 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

- 8.5. The proposed ramp would not result in a harmful loss of privacy for No. 2 Markfield Lane to the southeast, and the marginal increase in the land level at the entrance to the dwelling would not result in any harmful amenity impacts. The addition of a fence to the front boundary would not result in any harmful amenity impact.
- 8.6. 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 in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.7. The Local Highway Authority has referred to standing advice in their response, whilst confirming that the Applicant would need to apply to the LHA for a vehicle crossover (dropped kerb) permit to lawfully carry out the proposed works. Therefore, subject to compliance with the LHDG and approval of a crossover permit for the proposed works, the proposal would be in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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;
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- (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
 - Proposed driveway to kerb edge - MFL-OWW-XX-ZZ-M3-LA-020008
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- Location Plan Boundary to Kerb - MFL-OWW-XX-ZZ-M3-LA-020007
- Proposed Street Elevation - MFL-OWW-XX-ZZ-M3-LA-020006
- Proposed Driveway Plan - MFL-OWW-XX-ZZ-M3-LA-020004
- Site Location Plan - MFL-OWW-XX-ZZ-M3-LA-020001
- All received by the Local Planning Authority on 11/06/26

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 would still need to apply to the Local Highway Authority (LHA) for a vehicle crossover (dropped kerb) permit. Further details of the requirements can be found at:

<https://www.leicestershire.gov.uk/roads-and-travel/cars-and-parking/vehicle-access-dropped-kerbs>
3. The Applicant should note that the grant of planning permission does not guarantee approval of the required vehicle crossover works, and a separate permit will be required from the Highway Authority before any such works can be undertaken.