

Delegated Report

Planning Reference 25/01140/HOU
Applicant(s) Mr and Mrs David Gledhill
Ward Cadeby, Carlton, M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Application Site 1 Market Mews, Market Bosworth

Proposal Removal of the existing conservatory and the erection of a replacement sun lounge

Case Officer Jack Playle (Technical Planning Assistant)

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 householder planning application seeks full planning permission for the removal of the existing conservatory and the provision of a single storey rear extension for a sun lounge at 1 Market Mews, Market Bosworth.
- 2.2 The proposed sun lounge would project 3.3 metres in depth from the rear elevation of the dwelling and would measure 4.2 metres in width, which would add approximately 9.9 square metres to the property's footprint. The development would be constructed with a dual pitched roof that would have a ridge height of 4 metres and an eaves height of 2.1 metres. The proposed sun lounge would be constructed with concrete clay roof tiles, facing brickwork, and a feature Plinth integrated within the design and two double-glazed windows to the rear and front elevations.

3. Description of the Site and the Surrounding Area

- 3.1 The application site is located on a cul-de-sac, Market Mews, to the north of Rectory Lane within the historic core of Market Bosworth within the Market Bosworth Conservation Area. Rectory Lane is identified within the Market Bosworth Conservation Area Appraisal (2014) as one of the key gateways and views as you enter the village centre, with the combination of hedges and mature trees within the vicinity adding to the character of the area.
- 3.2 The application site comprises a detached bungalow that is constructed with a red brick finish and concrete roof tiles. The property features a conservatory on its eastern rear elevation, which was approved via planning application 98/00375/FUL.

- 3.3 The surrounding area is predominantly residential in character with residential properties to the north, south, and west of the site. To the east of the site is the Market Bosworth Bowling Green, which is an identified Open Space, Sports and Recreation Facility within the adopted Site Allocations and Development Management Policies Development Plan Document (2016). To the south of the site, beyond Rectory Lane is the Grade II Listed Old Rectory, which was approved for its conversion from a dwellinghouse into a Specialist Education Needs School (Use Class F1) via applications 23/00667/FUL and 23/00668/LBC. Immediately to the east of the site is the Rectory Lane Car Park and beyond this is residential and commercial properties along Market Place within the centre of Market Bosworth.

4. Relevant Planning History

4.1 98/00375/FUL

- Erection of conservatory
- Permitted
- 16.06.1998

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, and a notice was displayed in the local press. No further responses have been received.

6. Consultation

- 6.1 There have been no objections from Market Bosworth Parish Council or the Market Bosworth Society. No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

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 Market Bosworth Neighbourhood Plan 2020 – 2039 (MBNP) (2025):

- Policy CE1: All New Development within Market Bosworth
- Policy CE2: Local Green Space
- Policy DC1: Design Codes

7.4 National Planning Policies and Guidance:

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

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Market Bosworth Conservation Area Appraisal (MBCAA) (2014)

8. Appraisal

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

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

Design and Impact upon the Character of the Area and the Historic Environment

8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.3 Chapter 16 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

8.4 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

8.5 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.

- 8.6 Policy CE1(a) of the MBNP states that all new development within the Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Policy CE1(b) of the MNP states that any new development should respect adjacent rooflines and not harm important views and vistas.
- 8.7 The extension is proposed on the eastern rear elevation of the host dwelling. Public views of the scheme would be possible as one travels westwards along Rectory Lane, which features a one-way system, and from the Market Bosworth Bowling Green to the east.
- 8.8 The proposed development would replace, and would only protrude 0.1 metre further to the rear of the host dwelling than, the existing conservatory within the site. The proposal would be single storey in massing and would have a height, width, and depth that would be considered to appear subordinate to the existing dwelling. The Application Form states that the development would be constructed with materials that match those of the existing dwelling, which could be secured via planning condition to ensure the development achieves a satisfactory external appearance.
- 8.9 By virtue of the proposed size, scale, massing, height, design, and use of matching external materials, the proposal would be considered to respect the character of the existing dwelling and surrounding area, and the character of thus significance of the Market Bosworth Conservation Area in accordance with Policies DM10, DM11, and DM12 of the SADMP, Policy CE1 of the MBNP, and the Council's Good Design Guide.

Impact upon Residential Amenity

- 8.10 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.
- 8.11 The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.12 The closest neighbouring dwelling to the application site is 2 Market Mews to the north of the site. The proposed extension would replace an existing 3.2-metre-deep single storey conservatory within the site and would be sited 11.7 metres to the south of this neighbouring dwelling. By virtue of these factors, the single storey massing of the development, and the distance between the two properties, the scheme would not be considered to result in any significant adverse overbearing or loss of light impacts to this neighbouring dwelling.

- 8.13 Whilst there would be secondary windows to the sun lounge on the northern and southern side elevations of the extension, the proposal would be 1 metre south of the site's existing boundary brick wall and 2.5 metres north of the site's existing boundary fencing. In light of this, and the single storey nature of the development, the proposal would not be considered to result in any significant adverse loss of privacy or any overlooking impacts to the detriment of neighbouring residential amenity.
- 8.14 Given the above, the proposal would not be considered to result in any significant harm to neighbouring residential amenity.
- 8.15 To comply with the Good Design Guide, three-bedroom houses should provide a minimum of 80 square metres of private outdoor amenity space with a minimum length of 7 metres.
- 8.16 The proposal would not reduce the host dwelling's overall provision of private outdoor amenity space below the minimum standards detailed within the Council's Good Design Guide.
- 8.17 By virtue of these factors, the proposal would not be considered to result in any significant adverse impacts to neighbouring residential amenity in accordance with Policies DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.18 Policy 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.
- 8.19 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.
- 8.20 The development would not make any amendments to the existing site access arrangements and would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any significant adverse impacts upon highway safety or road network in accordance with Policies DM17 and DM18 of the 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.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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 and 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 received by the Local Planning Authority as follows:

- Site Location Plan, Block Plan, Drg No. 2025-29-01 (submitted 27.11.2025)
- Parking Plan, Drg No. 2025-29-01 (submitted 27.11.2025)

- Proposed Floor Plan, Elevations, Drg No. 2025-29-02 (submitted 27.11.2025)

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).

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

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).

a. **Notes to Applicant(s)**

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.