

Delegated Report

Planning Reference 26/00602/HOU
Applicant Ms Melanie Mee
Ward Ratby Bagworth & Thornton



Hinckley & Bosworth
Borough Council

Application Site 18 Chestnut Drive, Bagworth,

Proposal Proposed porch to the front elevation

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 a 3.4-metre-high porch to the principal elevation of 18 Chestnut Drive, Bagworth following the removal of the existing mono-pitched wall-mounted porch. The proposal would extend 2.5 metres in width and would protrude 1.2 metres in depth from the front elevation of the property. The scheme would be constructed with a pitched roof, a red brick finish to match the existing property, and a glass gable above the proposed grey composite door. The proposal would add an additional 3.1 square metres to the property's footprint via this porch addition.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located on the northern side of Chestnut Drive to the northwest of, and within, Bagworth in the National Forest. The application site comprises a detached two-storey dwellinghouse that benefits from accommodation in its roof space, which is facilitated by two pitched roof dormer windows on the principal elevation of the property. The dwelling is constructed with concrete tile roofs and a red brick finish and features a double bay garage which is set back from the highway and a mono-pitched wall-mounted porch on its front elevation. Chestnut Drive is wholly residential in character, with the majority of the properties along the street scene being of a similar style, design and character to the application dwelling. The property is not listed nor is it located within a conservation; however, it is located within a designated area of low risk for coal.

4. Relevant Planning History

- 4.1 There is no relevant planning history within this application site that is applicable to the current development proposals.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. No responses have been received.

6. Consultation

- 6.1 No responses to the application have been received from statutory consultees.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest

- 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') (2026)
- National Design Guide ('NDG') (2019)
- Planning Practice Guidance ('PPG')

- 7.4 Other Relevant Guidance:

- The Good Design Guide (2020)
- Leicestershire Highway Design Guide ('LHDG') (2024)

8. Appraisal

8.1. The application site is within the settlement boundaries of Bagworth. Therefore, in accordance with NPPF Policy S4(1), the development proposal should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. 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. NPPF Policy DP3(1) 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. NPPF Policy DP3(2(c)) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.3. 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.

8.4. Every property within the immediate vicinity of the site along Chestnut Drive currently features a mono-pitched, wall-mounted front porch. Whilst the proposed development would therefore depart from this existing characteristic of the surrounding area, by virtue of its proposed size, scale, design, and use of matching materials, the proposed front porch would be considered to integrate with the character of the surrounding area. The development would therefore be considered to comply with Policy DP3 of the NPPF and Policy DM10 of the SADMP.

Impact upon Residential Amenity

8.5. NPPF Policy P3 requires development proposals to provide healthy living conditions for occupiers and not give rise to, or contribute to, unacceptable levels of pollution or access to daylight and sunlight for neighbouring residents and occupiers.

- 8.6. 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.
- 8.7. The proposal would be for a 3.4-metre-high front porch. By virtue of its size, scale, height, and location, the development would not be considered to result in any unacceptable impacts to neighbouring residential amenity or the occupiers of the application dwelling. The scheme would therefore be considered to comply with NPPF Policy P3 and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.8. NPPF Policy TR6(4) states that development proposals should be refused if they would have a severe adverse impact on the transport network. 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. 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.
- 8.9. The development would not make any amendments to the existing site access or parking arrangements, nor would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any unacceptable adverse impacts upon highway safety or the road network in accordance with NPPF Policy TR6, and 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 submitted on 26 June 2026 as follows:

- Block Plan

- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations
- Site Location Plan

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**

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 proposed development lies within a coal mining area, which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: www.gov.uk/government/organisations/mining-remediation-authority.