

Delegated Report

Planning Ref: 26/00531/OTGDO

Applicant: Mr Chris Davidson

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Beechwoods 56 Main Street Desford

Proposal: Notification to determine if Prior Approval is required for the installation of solar equipment on a domestic premises

1. Recommendations

1.1. Prior Approval Not Required

2. Planning application description

- 2.1. This application seeks to confirm whether prior approval is required for the installation of solar equipment to domestic property, Beechwoods, 56 Main Street, Desford via Class A of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended ('GPDO')).

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached residential dwelling situated within the Settlement Boundary and Conservation Area of Desford.
- 3.2. The application dwelling is relatively modern and does not follow the traditional characteristics of the Desford Conservation Area. It is identified as a weak area within the Conservation Area Appraisal and it is a negative presence in the conservation area, although its presence is limited by the location of the building being set back within its plot from the street frontage on Main Street.

4. Relevant planning history

76/00490/4

- Erection of one dwelling with garage
- Outline Planning Permission
- 26.05.1976

79/01293/4

- Erection of house and garage
- Planning Permission
- 25.09.1979

96/00712/FUL

- Extension to dwelling
- Planning Permission
- 31.10.1996

98/00201/FUL

- First floor side extension
- Planning Permission
- 22.04.1998

5. Publicity

7.1. The application has been publicised by sending out letters to local residents. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

7.2. Following the publications, no representations have been received.

6. Consultation

6.1. Desford Parish Council:

- No representations have been received.

6.2. HBBC Conservation Officer:

- The comments received from the Council's Conservation Officer have been incorporated into the body of this report.

6.3. HBBC Environmental Health (Pollution):

'No objection'

7. Policy

7.1 Class A of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended ('GPDO')).

8. Appraisal

8.1. A.1 Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.20 metres beyond the plane of the wall or, in the case of a pitched roof, the roof slope when measured from the perpendicular with the external surface of the wall or pitched roof slope;

The proposed solar PV would not protrude more than 0.20 metres beyond the plane of a wall or the roof slope.

- (b) in the case of solar PV or solar thermal equipment on a pitched roof, it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would not be higher than the highest part of the existing pitched roof.

- (ba) in the case of solar PV or solar thermal equipment on a flat roof, it would result in the highest part of the solar PV or solar thermal equipment being more than 0.6 metres higher than the highest part of the roof (excluding any chimney);

The proposed solar PV would not be sited on a flat roof.

- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

The proposed solar PV would not be installed on a wall which fronts a highway.

- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

The site is not designated as a scheduled monument.

- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building

The dwelling is not a listed building.

Conditions

8.2. A.2 Development is permitted by Class A subject to the following conditions—

- (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area;
- (ba) in the case of solar PV or solar thermal equipment installed on a flat roof located on article 2(3) land, before beginning development the developer must apply to the local planning authority for a determination as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV or solar thermal equipment on that land;
- (bb) in relation to an application under sub-paragraph (ba), paragraphs J.4(3) to J.4(12) of this Part apply as if “Class A” substitutes the reference to “Class J” in paragraph J.4(4); and
- (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

The property is a relatively modern dwelling that does not follow the traditional characteristics of the Desford Conservation Area. It is identified as a weak area within the Conservation Area Appraisal and it is a negative presence in the conservation area, although its presence is limited by the location of the building being set back within its plot from the street frontage on Main Street.

Through discussions held with the Conservation Officer the proposal for solar PV on the front and rear elevations of the building is likely to have a neutral effect upon the character and appearance of the building, the Conservation Area, and the wider area (including the setting of adjacent listed buildings).

In addition to the above, the proposed solar PV will be removed as soon as reasonably practicable when no longer needed.

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. The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

11. Recommendation

11.1 Prior Approval Not Required

11.2 The application has been determined with consideration to the following submitted documents:

- Application Form;
- Site Location Plan;
- Photo's of 53 Main Street;
- Position of solar panels on roof slope as received by the Local Planning Authority on the 8th June 2026.
- Block Plan as received by the Local Planning Authority on the 11th June 2026.

12. Notes to applicant

- a.) 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.
- b.) You are reminded that this prior approval decision does not indicate that the development would be lawful. The development must comply with the provisions/conditions of Class A, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Should you wish to seek confirmation that the development would be lawful you will need to apply for a Lawful Development Certificate.