

Delegated Report

Planning Ref: 26/00479/NMA

Applicant: Mr and Mrs Redfearn

Ward: Newbold Verdon with Desford and Peckleton

Site: 27 Station Road, Desford



Hinckley & Bosworth
Borough Council

Proposal: Non-material amendment to planning permission 25/00834/HOU to change external finishes and roof lights.

1. Recommendations

1.1. Grant planning permission subject to:

- Previously imposed conditions on planning permission **25/00834/HOU** and an update to condition 2 requiring compliance with the approved plans.

2. Planning application description

2.1. This application proposes a non-material amendment to planning permission **25/00834/HOU**, which was for the approval of a two-storey side and single-storey rear extension.

2.2. The proposed non-material amendment seeks to amend the approved plans by replacing the originally proposed facing brick at the rear and east side elevation of the dominant gable at the eastern section of the property, with a light-coloured (white) render. There are some alterations to the proposed rooflights, which sees the removal of the central rooflight along the western pitch of the subservient gable and reduction in dimensions of both remaining rooflights. There are no alterations to the proposed footprint. The alterations are in line with the submitted details below:

- Application Form
- 25002-MG-XX-00-DR-A-2004-Proposed Elevations-P02
- 25002-MG-XX-00-DR-A-2003-Proposed Roof-P02
- 25002-MG-XX-00-DR-A-2001-Proposed Ground Floor-P03

2.3 The proposed plans which have been approved in the original planning application **25/00834/HOU** are:

- Application Form
- 25002-MG-XX-00-DR-A-2004-Proposed Elevations-P01
- 25002-MG-XX-00-DR-A-2003-Proposed Roof-P01
- 25002-MG-XX-00-DR-A-2001-Proposed Ground Floor-P01

3. Description of the site and surrounding area

3.1. The application site is located at 27 Station Road within the settlement boundary of Desford. The application site comprises a two-storey detached brick-built dwelling set within a large plot and benefitting from a large separation distance from the public highway. The property features a dual-pitched gabled roof, two projecting gables and a dormer first-floor. It has a detached dual-pitched garage to its right-side elevation.

- 3.2. The dwelling is set well back from the public highway, separated by a large front lawn and single carriageway driveway. The dwelling is accessed via a loose-stone gravelled driveway. Soft boundary treatment and various degrees of vegetation screen the dwelling from the highway and neighbouring properties.
- 3.3. The application site sits centrally to Nos. 29 and 25 Station Road. Rural countryside sits to the rear (north) of the application site and further residential development opposite the site, along Station Road, to the south.
- 3.4. Properties along Station Road vary in design, scale and massing. Although much of Desford is within the Desford Conservation Area, the application site is not, nor is it near to any locally listed or statutorily listed buildings.

4. Relevant planning history

25/00834/HOU

- Two storey side and single storey rear extension
- Permitted
- 05.11.2026

5. Publicity

- 5.1. No publicity is required for a non-material Section 96A application, and none has been undertaken.

6. Consultation

- 6.1 A Section 96A application is not an application for a new planning permission, therefore, the existing Town and Country Planning (Development Management Procedure) Order, 2015, provisions outlined in Article 13 and Schedule 5 relating to publicity and statutory consultation do not apply. The Local Planning Authority can exercise discretion in whether and how they choose to inform interested parties or seek their views. In this instance, no publicity or consultations have been undertaken.

7. Policy

- 7.1. Greater Flexibility for Planning Permissions Guidance (non-material amendments) states that the local planning authority must have regard to the effect of the change, together with any previous changes made under this section.
- 7.2. Since the original planning permission was issued there have been no significant changes to the policies within the development plan that would be material to the outcome of the assessment of the application in this case.

8. Appraisal

- 8.1. The key issues in respect of this application are therefore:
- Character and appearance of the area
 - Impact upon residential amenity

Character and appearance of the area

8.2 Section 96A of the Town and Country Planning Act, 1990, allows a non-material amendment to be made to an existing planning permission. There is no statutory definition of “non-material”; this is because it is so dependent on the context of the overall scheme. That which may be non-material in one context may be material in another. It is for the Local Planning Authority to be satisfied that the amendment sought is non-material in order to grant an application under Section 96A.

8.3 Policy H7(c) of the Desford Neighbourhood Development Plan states ‘*All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials.*’ With regard to external materials, the original report states:

The exterior of the extensions are proposed to match the main dwelling’s light brown brick. Although the bricks will differ in age, the dwelling’s large set back and adjacent positioning to neighbouring dwellings will largely mitigate any public and private views. In addition, boundary vegetation softens any contrasting brickwork.

8.4 The render would complement the dwelling and introduces a diversity of external materials, complying with Policy H7(c) the Desford Neighbourhood Plan. This alteration would not materially impact the design of the main host dwelling.

8.5 The rooflight alteration is minor and given that it is not visible to the public realm, the alteration would not have a material impact on the proposal.

8.6 Given the above, the amendments would not have a material impact on the character and appearance of the area.

Impact upon residential amenity

8.7 Given there are no further window openings proposed and that the remaining rooflight dimensions at the western pitch of the subservient gable would be reduced, there are no further residential amenity impacts following this non-material amendment.

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. In line with the provisions of Section 96A of the Town and Country Planning Act, 1990, it is considered that the proposed amendments to the approved plans originally approved under **25/00834/HOU**, are a non-material amendment in the context of the overall scheme.
- 10.2. The proposal will result in the need to vary the approved plans on the original scheme.

11. Recommendation

11.1 Grant Non-Material Amendment subject to:

- The previously approved conditions
- Amendments to the approved plans condition

11.2 Amended and additional conditions and reasons

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
 - 25002-MG-XX-00-DR-A-2004-Proposed Elevations-P02
 - 25002-MG-XX-00-DR-A-2003-Proposed Roof-P02
 - 25002-MG-XX-00-DR-A-2001-Proposed Ground Floor-P03
 - All received by the Local Planning Authority on 27/05/26

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).

11.3 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.