

Delegated Report

Planning Ref: 26/00211/HOU

Applicant: Mr & Mrs Tock

Ward: Twycross, Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Sheepy Edge, Wellsborough Road, Sheepy Parva

Proposal: Replacement of existing outbuilding, existing wall replaced with new post and rail fence, and erection of gazebo

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks householder planning permission for the replacement of an existing outbuilding with a building to be used as storage and a potting shed, alongside the removal of an existing wall to the west of the site with post and rail fencing, and also the erection of a gazebo.

3. Description of the site and surrounding area

- 3.1. Sheepy edge is two storey semi-detached dwelling. The dwelling was formed by the conversion (93/00824/4) of agricultural buildings associated with the adjoining dwelling (Sheepy Farm).
- 3.2. The host dwelling is t-shaped in form, whereby a two storey section adjoins the original farmhouse and wing (converted from a previous agricultural building) under a duo-pitch roof adjoins to its north. This wing protrudes beyond the dwelling's principal elevation and provides habitable rooms over two storeys, whilst a shallower element (under a tiled duo-pitch roof), which provides a single storey garage building/storage space (proposed to be extended with an additional storey above) protrudes beyond the dwellings rear elevation.
- 3.3. The host dwelling (Sheepy Edge) and the adjoining dwelling (Sheepy Parva Farm) form part of the wider Sheepy Parva Farm complex. Barns and agricultural buildings previously associated with the farm complex have been converted for commercial use and are located to the south of the two adjoined dwellings. This complex of buildings are located on the eastern edge of Sheepy Parva, however the buildings and indeed the Sheepy Parva hamlet does not have defined settlement boundary provided in the SADMP or the Sheepy Neighbourhood Plan. Furthermore, the proposal site and the wider farm complex is surrounded by agricultural land/open countryside to its north, east and west (beyond the adjoining highway).

4. Relevant planning history

23/00172/DISCON

Application to discharge condition 4 (materials) attached to planning permission 22/00894/HOU
Discharged
12/04/2023

22/00894/HOU

Proposed first floor rear extension above existing integrated single storey garage/storage space. Proposed first floor window openings and ground floor door opening to be inserted within existing north elevation

Planning permission
21/12/2022

21/00778/HOU

Proposed first floor rear extension above existing integrated single storey garage/storage space. Propose first floor window openings and ground floor door opening to be inserted within existing north elevation. Single storey rear extension (under flat roof). Detached single storey garage unit adjoined by extended hardstanding

Planning permission
23/06/2022

93/00824/4

Conversion of agricultural building to dwelling

Planning permission
19/11/1993

91/00515/4

Conversions of agricultural buildings to two dwellings

Planning permission
26/02/1991

88/01395/4

Erection of one dwelling outline

Refused
25/07/1989

5. Publicity

- 5.1. Neighbours were notified of the application via letter, and a site notice was placed within the vicinity of the site.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Sheepy Parish Council: No objections to the proposal, request that consideration is given to neighbouring amenity, and comments made to request that materials used on the replacement outbuilding be changed to a more sensitive colour.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (SADMP) (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.2. Sheepy Neighbourhood Plan
 - Policy S1: Countryside
 - Policy S8: Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)

- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

- Good Design Guide (GDG) (2019)
- National Design Guide (2019)

8. Appraisal

8.1. The application site is located outside of a defined settlement boundary and is therefore classified as being located within the countryside. However, the development relates to an established residential site and is considered to be determined under householder planning permission, and as such the principle of such works are considered to be acceptable in principle. The key issues in respect of this application therefore are:

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

Design and impact upon the character of the area

8.2. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.

8.3. Policy S8 of the SNP confirms that development proposals should be design with evident care to ensure that development responds positively to the character of the area.

8.4. The proposed replacement outbuilding measures 8m in length, 3m in width, 2.55m to the eaves and 3.2m to the ridge and serves as a storage area and potting shed. The materials proposed for the outbuilding consists of black/dark grey metal cladding on both the walls and roof. Comments received from Sheepy Parish Council recommended a change in colour to green cladding to better represent the rural vernacular. However, it is noted that the location of the development is within the corner of the site and is screened by existing trees and shrubbery. As such, the development would not be highly visible as to create detrimental impacts to the character of the area.

8.5. The proposal also includes a replacement boundary treatment to the northern edge of the site, adjacent to the replacement outbuilding. The current boundary treatment is a stone wall, which is proposed to be replaced by a post and rail fence. Whilst the loss of the stone wall is regrettable, it is considered that the replacement post and rail fencing retains the sites rural character and would not be out of character as a boundary treatment when viewed in the context of the wider area.

8.6. The proposed gazebo measures 3m in depth, 3m in length, 2.1m to the eaves and 2.7m to the ridge, and consists of an oak frame and cedar shingle roof. The location of the gazebo is to the front elevation of the dwelling is a courtyarded area. Whilst the gazebo would be visible from public vantage points, the design and materials used would not create detrimental impacts to the character of the area. The approach to the site from west to east screens the area designated for the gazebo, and when approaching from east to west, the site is well screen from a 1.5m brick

boundary wall, and the neighbouring boundary treatment of a 1.5m brick wall and hedgerow measures approximately 1.6m in height.

- 8.7. The cumulative proposals therefore would have no detrimental impact on the character of the area. As such, the proposed extensions are considered to be in accordance with Policy DM10 of the adopted SADMP and Policy S8 of the SNP.

Impact upon neighbouring residential amenity

- 8.8. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.9. Policy S8 of the SNP confirms that development should show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.10. The replacement outbuilding and fencing is located as such to have no impact on neighbouring residential amenity.
- 8.11. The proposed gazebo is located to the front of the dwelling in a courtyarded area, adjacent to the neighbouring property. The height of the gazebo, and open nature of the development is not considered to create any detrimental impacts on the neighbouring resident's amenity, in terms of loss of light, overbearing impacts or loss of privacy, and is a feature not uncommon within garden areas of residential properties.
- 8.12. As such the proposal complies with Policy DM10 of the SADMP and Policy S8 of the SNP.

Impact upon highway safety

- 8.13. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.
- 8.14. 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.
- 8.15. The site benefits from an area of hardstanding to the front of the dwelling which affords space for a significant amount off-street car parking spaces.
- 8.16. The proposals do not impede on the existing parking facilities afforded to the dwelling by way of their location, similarly, the extensions would not have any detrimental impacts on the local highway network nor highway safety.
- 8.17. The proposal therefore complies 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.

10. Conclusion

10.1 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD, and Policies S1 and S8 of the Sheepy Neighbourhood Plan. The proposal can therefore be supported.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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, as follows:

- Existing, Proposed Floor, Roof Plans, Elevations, Block, Site Location Plan, Drg No. AVD-939-WRS-PL01A

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 hereby approved gazebo, outbuilding and post and rail fencing shall match the materials detailed on the hereby approved drawing 'Existing, Proposed Floor, Roof Plans, Elevations, Block, Site Location Plan, Drg No. AVD-939-WRS-PL01A'.

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).

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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.