

Delegated Report

Planning Ref: 26/00511/FUL

Applicant: Mr Pagett

Ward: Groby



Hinckley & Bosworth
Borough Council

Site: Groby Ex-Servicemens Social Club Ltd, 16 - 18 Leicester Road, Groby

Proposal: Erection of a glass canopy

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

2.1. The proposal is for the erection of a glass canopy, located to the front of the existing building, which serves as Groby ex-Servicemen's Club – the development is located between the existing building and the existing off-street car parking provision, adjacent to Leicester Road, Groby.

2.2. The canopy measures 4.5m x 2.5m.

3. Description of the site and surrounding area

3.1. The Groby Ex-Servicemen's Club is located within Groby Conservation Area. The building is of reasonable historical and architectural interest and it makes a positive contribution to the character and appearance and thus significance of the conservation area. There is a parking area set to the front of the building which covers a large area and is visually prominent within the street scene and wider conservation area.

4. Relevant planning history

16/00760/FUL

Timber framed smoking shelter
Planning permission
11.10.2016

17/00925/FUL

Alterations to smoking shelter roof
Planning permission
09.11.2017

17/01053/CONDIT

Variation of Condition 2 and 6 of planning permission 15/00430/FUL to alter the car parking scheme
Planning permission
12.12.2017

24/00789/FUL

Creation of an external seating area within the existing car park including replacement of handrailing to the existing access
Planning permission
01.11.2024

5. **Publicity**

5.1. The application has been publicised by posting a site notice within the vicinity of the site and letters sent out to neighbours. The application was also advertised in the Leicester Mercury.

- No objections have been received.

6. **Consultation**

6.1. Groby Parish Council: No comments received.

6.2. HBBC Conservation: No objections. Substantive response, included within the impact upon the character of the conservation area section of this report.

6.3. HBBC Pollution: No objections.

7. **Policy**

7.1. **Site Allocations and Development Management Policies DPD (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

7.2. **Core Strategy (2009)**

- No relevant policies

7.3. **National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.4. **Other relevant guidance**

- Good Design Guide (2020)
- National Design Guide (2019)

8. **Appraisal**

8.1. The application site is within a sustainable location in the identified boundary of Groby. Therefore, the development is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- Design and impact upon the character of the Conservation 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 seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.3. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment.

Development proposals should ensure the significance of a conservation area is preserved and enhanced.

- 8.4. Policy DP3 of the NPPF confirms that development proposals should respond to their context, so that they integrate with and enhance their surroundings.
- 8.5. 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.
- 8.6. Chapter 20 of the National Planning Policy Framework (NPPF) (2026) provides the national policy on conserving and enhancing the historic environment. Policies HE4, HE5 and HE6 of the NPPF require substantial weight to be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.7. The Groby Ex-Servicemen's Club is located within Groby Conservation Area. The building is of reasonable historical and architectural interest and it makes a positive contribution to the character and appearance and thus significance of the conservation area.
- 8.8. This application seeks to erect a glass canopy to the front elevation. It would have a small rectangular shape footprint, covering a terraced area close to the main access to the Club building. The canopy would be a steel frame construction, finished in black, with a glass panel roof. It would be open to the front and sides.
- 8.9. The proposed canopy would be of an appropriate modest scale and with it being open to the front and sides would have a limited visual presence on the front elevation of the building. The finish to the frame and posts in a black colour respects the dark colours of the construction materials of the majority of the building. The proposal would result in a neutral impact upon the character and appearance of the building and the wider Groby Conservation Area, thus preserving its significance. Consequently, the proposal would comply with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, Policy DP3 of the NPPF, Chapter 20 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.11. The development is located to the front of Groby ex-Servicemen's club, and is located to the northwest. The development faces onto the rear of No.12 and 12a Leicester Road, which are residential dwellings. The proposal however does not exacerbate any impacts of overlooking or loss of privacy, and by the nature of the proposal, it is not considered that the glass canopy would cause impacts of loss of light, overbearing impacts or any noise impacts to the residential neighbouring amenity.
- 8.12. As such the proposal is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.13. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and seek to ensure that developments have sufficient parking provisions.
- 8.14. The proposal does not impede on the existing off-street car parking provision observed at the site, nor does the inclusion of a glass canopy create any detrimental impacts on highway safety.
- 8.15. Overall the proposal is considered to be in accordance with Policy 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. It is considered that the proposal is compatible with the character of the area and it would preserve the significance of the Groby Conservation Area. The proposal therefore complies with Policies DM10, DM11, DM12, DM17 and DM18 of the SADMP, section 16 of the NPPF and the statutory duty of Sections 16, 66 and 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. **Recommendation**

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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, as follows:

Proposed plans and elevations Drg No. 8213/03

Existing site and location plans Drg No. 8213/01

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the hereby approved glass canopy shall be built in accordance with the materials detailed within the application form.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.