

Delegated Report

Planning Ref: 26/00438/HOU

Applicant: Mr Ward

Ward: Ratby, Bagworth and Thornton

Site: 191 Main Street, Thornton



Hinckley & Bosworth
Borough Council

Proposal: Erection of a car port to side of property

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 erection of a car port to the side of the property. The car port will be single storey in nature and will consist of stone cladding alongside a polycarbonate roof, and UPVC guttering.
- 2.2. The car port will measure 3m to the eaves and 4.208m to the ridge, and will be 3.1m in width, and 6.622m in length.

3. Description of the site and surrounding area

- 3.1. The existing property of 191 Main Street, Thornton, is a large two storey detached dwelling, located predominantly behind the existing property of 195 Main Street. The development is accessed from a private track, off Main Street, and is well screened from the highway.
- 3.2. The site benefits from off-street parking to the site frontage.
- 3.3. Main Street is a predominantly residential street, with a mix of two storey detached, semi-detached and terraced dwellings, consisting of a mix of materials.

4. Relevant planning history

11/00852/FUL

Extensions and alterations to dwelling
Planning permission
14/12/2011

10/00105/FUL

Extensions and alterations to dwelling
Planning permission
13/04/2010

07/00142/FUL

Extension and alterations to dwelling
Planning permission
26/03/2007

97/00600/FUL

Two storey rear extension
Planning permission
06/08/1997

93/00556/4

Erection of lounge extension

Planning permission
02/08/1993

82/00091/4

New porch and alterations to dwellinghouse
Planning permission
04/03/1982

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 comments have been received.

6. Consultation

- 6.1. Bagworth and Thornton Parish Council: No comments have been received.
- 6.2. LCC Ecology: No objections following the submission of additional information.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (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

7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.3. Other relevant guidance

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

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary of Thornton. Therefore, the development of the single storey extensions 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 area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Ecology

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. The proposal is for a car port the side elevation of the property. The proposal includes a stone clade parapet atop of the car port, which whilst not considered a high degree of design quality is not highly visible from public vantage points, owing to the development sites location being behind existing residential dwellings and being a substantial distances from the highway. The design of the car port is therefore not considered to be detrimental to the degree that would warrant a refusal of planning permission.
- 8.4. The development as discussed would not be highly visible from public vantage points, and as such would have a neutral impact on the character of the area.
- 8.5. The development is considered to have no detrimental impact on the character of the area and as such would be considered to be in general accordance with Policy DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.6. 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.
- 8.7. The development consists of car port located to the western side elevation of the existing property. The car port will measure 3m to the eaves and 4.208m to the ridge, and will be 3.1m in width, and 6.622m in length. It is considered that owing to the scale of the development, it is not considered that this would have any detrimental impact on the neighbouring residential amenity of No. 189 Main Street, Thornton, with no significant impacts relating to overlooking, loss of privacy, overbearing impacts, or loss of light.
- 8.8. It is considered that given the above, the development would not create undue impacts on neighbouring residential amenity, and as such the development is considered to be in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.9. 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.
- 8.10. 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.
- 8.11. The proposal allows for a car port to the side elevation of the existing dwelling. The existing off-street parking provision would not be impacted as part of this development and would not result in a loss of off-street parking provision; nor would the development give rise to any detrimental impacts on highway safety.
- 8.12. The proposal therefore complies with Policies DM17 and DM18 of the SADMP.

Ecology

- 8.13. Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.
- 8.14. As part of this application LCC Ecology have been consulted and following a request and the submission of a satisfactory Preliminary Roost Assessment, the County Ecologist have confirmed they have no objection to the proposal, subject to a note to applicant confirming that the applicant must acquire a European Protected Species License.
- 8.15. The proposal is not subject to mandatory BNG through the relevant exemptions.
- 8.16. The proposal is therefore considered to be in accordance with Policy DM6 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, DM6, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD. 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:

- Proposed Ground Floor Plan Drg No. 02
- Proposed First Floor Plan Drg No. 04
- Proposed Elevations Drg No. 07
- Proposed Elevations Drg No. 08
- Location Plan Drg No. 09
- Preliminary Roost Assessment

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 extensions and alteration shall match the materials detailed on the hereby approved Application Form.

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.
2. A confirmed bat roost was observed from Protected Species Survey dated July 2010 with 310 bats emerging, therefore the proposed works requiring a European Protected Species Licence.