Delegated Report

Planning Ref: 26/00612/REM
Applicant: Mr R Middleton
Ward: Hinckley

Site: 10 Jacknell Road, Hinckley

Hinckley & Bosworth Borough Council

Proposal: Approval of reserved matters (appearance and landscaping) of planning permission 25/00589/OUT for an extension to an existing general industrial unit with parking

1. Recommendations

1.1. **Approval of Reserved Matters** subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. This planning application seeks approval of the Reserved Matters (appearance and landscaping) of outline planning application 25/00589/OUT at 10 Jacknell Road, Hinckley.

2.2. The proposal is for extensions to the existing industrial building and an associated increase in car parking spaces. The proposed extensions project from the west of the existing building for a length of 19.8 metres with a width of 17.5 metres, and extend from the northern elevation of the western extension for a length of 20.13 metres with a width of 12.93 metres.

2.3. The proposed extensions have an eaves height of 4.6 metres and a ridge height of 5.7 metres on the western extension and an eaves height of 4.6 metres of a ridge height of 5.5 metres on the northern extension. The western extension matches the height of the existing building, while the northern extension is set 0.2 metres below the height of the existing building.

2.4. The proposed extension is to be constructed of materials to match the existing building, which has red brick walls to a height of 2.3 metres and light grey sheet metal cladding to the upper walls. The proposed extensions are to have a metal roof, again to match the materiality of the existing building.

2.5. The proposed reconfiguration of the car parking area and increase to car parking spaces was secured during outline permission, and involves the formalisation of the currently informal parking area with line-markings to demarcate an additional eight spaces.

2.6. The proposed extension is sited to preserve the existing landscaping on the site, in the form of a landscaped bund planted with trees and shrubs along the northern and

western site boundaries. The remainder of the site is hard-surfaced, and no additional landscaping is proposed.

3. Description of the Site and the Surrounding Area

3.1. The application site is located within the settlement boundary of Hinckley, to the west of the Hinckley Town Centre.

3.2. The application site is located on the north-western edge of the Dodwell Bridge Industrial Estate (HIN114) employment site. The Dodwells Bridge estate is classified as a Category A site within the Council's Employment Land and Premises Study (2024).

3.3. The application site contains an existing Class B2 industrial warehouse building and associated area of hardstanding used for car parking and deliveries. The existing warehouse building has red brick lower walls and sheet metal clad upper walls, with sheet metal roofing. There is an existing vegetation bund along the north and west of the site boundaries that separates the wider industrial estate from the countryside beyond.

3.4. To the south and east of the application site are other industrial warehouse buildings within the Dodwells Bridge estate. The surrounding industrial buildings are typically of larger scale than the existing building on the application site. The surrounding industrial buildings are typically constructed of lower-height brick walls with profiled sheet metal cladding to the upper walls and roofing.

3.5. To the north and west of the application site are fields within the designated open countryside. The nearest residential properties to the site are located over 500 metres away.

4. Relevant Planning History

4.1 **26/00609/DISCON**

- Application to discharge conditions 4 (Lighting Design Strategy Biodiversity), 5 (Biodiversity Enhancement Layout) and 7 (Cycle Parking) from planning permission 25/00589/OUT
- Under Assessment

4.2 **25/00589/OUT**

- Outline planning permission for an extension to an existing industrial unit with parking. All matters reserved except access, layout and scale.
- Outline Planning Permission
- 24.11.2025

4.3 **23/00549/COU**

- Change of use from sui generis (vehicle rental) to B2 general industrial
- Planning Permission
- 14.07.2023

5. Publicity

5.1 The application has been publicised by the posting of a notice in vicinity of the site.

5.2 No responses were received.

6. Consultation

6.1 The following consultees had no objections to the application:

- National Gas Transmission
- Leicestershire County Council (LCC) Highways
- Hinckley and Bosworth Borough Council (HBBC) Environmental Services (Pollution)

6.2 The following consultee advised they had no comment to make on the application:

- LCC Ecology

7. Policy

7.1 Core Strategy (2009):
- Policy 1: Development in Hinckley

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM17: Highway Design
- Policy DM18: Vehicle Parking Standards
- Policy DM19: Existing Employment Sites

7.3 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.4 Other relevant guidance:
- Good Design Guide (2020)
- Employment Land and Premises Study (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The principle of the development and layout of access and parking have been established via the outline planning permission 25/00589/OUT.

8.2. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Other matters

Design and impact upon the character of the area

8.3 Policy DP3(1) of the NPPF confirms that development proposals should respond to their context including the history, character and features of their site and its setting, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. Policy DP3(2) of the NPPF details the seven principles of well-designed places that development proposals should reflect as appropriate to the nature of the development and its location.

8.4 Policy DP3(3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with Policy DP3(1), or relevant aspects of the principles in Policy DP3(2), or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

8.5 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.6 The outline planning permission established that the layout and scale of the proposed extension were acceptable in the context of the site and surrounding buildings within the wider employment site.

8.7 This Reserved Matters application confirms the details of the appearance and landscaping for the proposal.

8.8 At outline stage it was confirmed that the proposed western extension would match the height of the existing building, while the northern extension would have a ridge height set down from the existing building. The details provided for this Reserved Matters application confirm that the set down of the ridge of the northern extension will be 0.2 metres.

8.9 The proposed extensions are to be constructed of materials to match the existing building, comprising red brick walls to a height of 2.3 metres and profiled sheet metal wall cladding to the upper walls. The proposed extension is to have a gable roof clad with profiled metal roofing, also to match the existing building.

8.10 There is to be no loss of existing vegetation on the site, with the proposed extensions located to preserve the existing boundary landscaping bund along the northern and western boundaries of the site. No additional landscaping is proposed, as the remainder of the site is hard-surfaced and used for operational or vehicle parking and movement purposes.

8.11 The proposed appearance of the proposal is considered to be consistent with buildings within the wider employment site, which are typically also constructed of partial-height brick walls with profiled metal cladding for the upper walls and roofing. The extent of landscaping on the site is also consistent with other sites on the boundary of the Dodwells Bridge estate, which are hard-surfaced except for areas covered by the landscaping buffer.

8.12 It is therefore considered that the development would be consistent with and complement the character of the surrounding area consistent with Policy DM10 of the SADMP and Policy DP3 of the NPPF.

Impact upon residential amenity

8.13 Policy P3(1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of pre-existing conditions in its vicinity.

8.14 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

8.15 The outline planning permission established that the layout of the site, scale of the extensions and their separation from other surrounding industrial buildings were appropriate. It was also established in the assessment of the outline planning permission that the proposal would not have an undue impact on residential amenity, as the site is located approximately 500 metres from the nearest residential property.

8.16 HBBC's Environmental Health officers have again raised no objections to the proposal and there have been no objections received from local residents.

8.17 It is therefore considered that the development would not have an adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, in accordance with Policy DM10 of the SADMP and Policy P3 of the NPPF.

Other matters

8.18 The development shall remain subject to the planning conditions that were attached to the outline planning permission 25/00589/OUT.

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 Taking national and local planning policies into account, and regarding all relevant material considerations, as detailed within the preceding report, it is recommended that the reserved matters be approved.

11 Recommendation

11.1 **Approve Reserved Matters** subject to:

- Planning conditions outlined at the end of this report.

11.2 **Conditions and Reasons**

1. 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:

    - Block Plan
    - Site Layout as Proposed Rev A

- Existing and Proposed Elevations and Floor Plan
  All received by the Local Planning Authority on 3 July 2026.

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).

2. The materials to be used on the external elevations of the proposed extensions shall match the corresponding materials of the existing building.

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).

a. **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.

2. The conditions imposed on outline planning permission 25/00589/OUT shall also be complied with.