

Delegated Report

Planning Ref: 25/00988/HOU
Applicant: EMH Homes Short
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 239 Station Road Bagworth Coalville

Proposal: Installation of external wall insulation to all facades of the building and to be completed with a rendered finish.

Case Officer(s): Zahra Jam-Rotbeh

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks full planning permission for the installation of external wall insulation to all facades of the building and to be completed with a rendered finish at 239 Station Road, Bagworth.
- 2.2. The proposal is for all four façades of the exterior walls to be finished in cream render.

3. Description of the site and surrounding area

- 3.1. 239 Station Road is located within the settlement boundary of Thornton, it is as a two-storey dwelling located in a row of Victorian terraces along Station Road. The application dwelling is finished in brickwork on exterior walls.
- 3.2. The wider streetscene comprises two storey terraced and semi-detached dwellings in variety of designs and finishes including rendered and brickwork finishes.

4. Relevant planning history

N/A

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No responses have been received from Bagworth and Thornton Parish Council.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 10: Key Rural Centres within the National Forest
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

7.4. Other relevant guidance

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

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within urban settlement boundaries are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area

Design and impact upon the character of the area

8.2 Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3 The proposal includes installation of a cream render to the external walls. Currently, all elevations are finished in red brick, so the proposal will alter the building's appearance and its impact on the street scene. While retaining brickwork would generally be more in keeping with the context, the presence of different designs and similar design to the proposed render on nearby neighbouring properties would make the proposal more acceptable and therefore, the proposed render is not considered harmful to the existing building or the character of the area. The proposal complies with Policy DM10 of the adopted SADMP, the Good Design Guide (2020), and the NPPF (2024).

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, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

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: Existing, Proposed Elevations, Site Location Plan, Drg No. 8075/30 received by the local planning authority on 13 October 2025.

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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK. Standing Advice valid from 1st January 2025 until 31st December 2026
2. 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.