

Delegated Report

Planning Reference: 25/00221/HOU
Applicant(s): Mr Simon Palmer
Ward: Newbold Verdon with Desford & Peckleton



Hinckley & Bosworth
Borough Council

Application Site: Stone Ash, Main Street, Botcheston

Proposal: Proposed external alterations to front and rear elevations, and associated internal works, including provision of double height front porch and new rear balcony, and replacement slate roof and dormers

Case Officer: Sullivan Archer (Senior Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks full planning permission for external alterations to Stone Ash, Main Street, Botcheston.
- 2.2. The alterations to the dwelling are the replacement of the existing concrete tiled roof with a new slate roof, including the replacement of the existing flat roofed dormers on the front and rear of the dwelling, the conversion of the existing garage into a habitable room, the provision of Neo-timber Slatted Oak composite timber cladding to the ground floor of the front and rear elevations of the property, and the erection of a 6m high by 2.3m wide by 1.1m deep front porch that is glazed above the front door.
- 2.3. The new dormers and front porch and associated banding are constructed with a slate-coloured Marley Quitone Pictura, and the sides of the dormers and the front porch are constructed with a Neo-timber Charcoal cladding. The new rear dormer includes a balcony on the western side of the rear elevation of the property.
- 2.4. Following discussions with the Case Officer, the description of the application was amended to more accurately reflect the proposed development, a 1.9m high privacy screen was provided to the rear balcony, and the originally proposed relocation of the existing access and the provision of a detached garage to the front of the existing property were removed from the scheme.

3. Description of the Site and the Surrounding Area

- 3.1. The application is located to the east of, but within the identified settlement boundary of, Botcheston on the southern side of Main Street. Main Street predominantly consists of a ribbon of residential development on both sides of the street. There are residential dwellings to the north, and west of the application site. due to the variety of styles and designs of buildings, there is no discernible unique character to the surrounding area. To the east of the site is Botcheston Village Hall, which features a protected oak tree that is protected via Tree Preservation Order (TPO) 75/00004/TPORD. To the south of the site is open countryside.
- 3.2. The application site consists of an existing property, Stone Ash, which is a detached dormer bungalow that features a large stone chimney on its front elevation. The dwelling has a buff-brick finish with concrete roof tiles and has large, flat roofed, grey cladded dormer on both the front and rear of the property. The western boundary of the site features a large and well-established hedgerow.

4. Relevant Planning History

- 4.1 There is no relevant planning history for this application site.

5. Publicity

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

6. Consultation

- 6.1 The Local Highway Authority referred to standing advice. No further responses have been received from statutory consultees.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 13: Rural Hamlets

- 7.2 Site Allocations and Development Management Policies Development Plan Document (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

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties 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
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Design and Impact upon the Character of the Area

8.2 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.

8.3 The Good Design Guide advises that:

“Two-storey extensions to the front of properties are unlikely to be acceptable especially in relation to semi-detached and terraced properties as they will be visually prominent within the street scene. If this type of development is proposed, it should take the form of the existing building, mirroring the roof pitch, replicate or have lower eaves height and the ridge should be below the existing ridge height.

In addition, the proposal should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the streetscene and car parking provision.”

8.4 The two-storey front porch is on a detached dwelling and extends 1.1m from the front of the existing building. The height of the porch is set down from the roof of the host dwelling by 1.2m and its flat roof design complements the flat roofed design of the proposed dormers on the front elevation of the dwelling.

8.5 The design of the new front porch is very modern in its style. Although this design is unlikely to compare to the existing character of the street, there is no discernible unique character to the street scene.

- 8.6 In addition, these modern interventions are considered to enhance the character of the site whilst retaining the existing proportions and character of the dwelling, and the wider residential character of the site and the surrounding area.
- 8.7 Including the new front porch, the replacement dormers are 0.7m wider than the existing dormers, but they retain the same height. This is not considered to unbalance the elevations of the property and therefore the development is not considered to result in any unacceptable impacts to the character of the property or the surrounding area.
- 8.8 Given the above, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.9 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.
- 8.10 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. Every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size and shape.
- 8.11 There is only one neighbouring property immediately adjacent to the application site, which is Lime Cottage, Main Street, to the west of the site. The rear elevation both properties are approximately in line with each other and the two properties are separated by 4.1m.
- 8.12 The development does not extend any further to the sides or rear of the existing property. Whilst the porch extends 1.1m forward from the front of the dwelling, this is in the centre of its front elevation. Therefore, the proposal is not considered to result in significant adverse impacts to neighbouring amenity as a result of loss of light or any overbearing impacts.
- 8.13 The proposal introduces a balcony on the first floor of the host dwelling for a walk-in wardrobe, which protrudes 1.2m beyond the rear elevation of the property. The balcony is 2.7m east of the shared boundary between the two sites. To mitigate any potential overlooking or loss of privacy, a 1.9m high privacy screen is provided on the western side of the rear balcony, and this can be secured via planning condition. As a result, the development is not considered to result in any significant adverse impacts to neighbouring amenity as a result of loss of privacy or any overlooking impacts.

- 8.14 By virtue of these factors, and the fact that there have been no objections to the scheme, the proposal does not result in any significant adverse impacts to the residential amenity of neighbouring properties or the future occupants of the scheme in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.15 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.16 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.17 No amendments are proposed to the existing site access or the site's off-street parking provision. The proposal does not increase the bedrooms within the property, and it is therefore considered that the proposal does not create an unacceptable impact on highway safety or the road network in accordance 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.
- 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 detailed 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 received by the Local Planning Authority as follows:

- Existing Layout & Elevations (199-01) (submitted: 07.03.2025)
- Proposed Layout and Elevations (199-02A) (submitted: 12.05.2025)
- Proposed Location and Block Plan (199-04A) (submitted: 29.05.2025)

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).

3. The materials to be used on the external elevations of the proposed development shall be the following:

- Slate roof
- Marley Equitone Pictura in slate colour for dormers, front porch, and banding around the property
- Neo-timber Charcoal Cladding on ground floor front elevation and sides of dormers and front porch
- Neo-timber Slatted Oak composite cladding on ground floor rear elevation

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).

4. The rear balcony hereby approved shall not be used until such a time as the 1.9m high privacy screen has been erected on the western side elevation of the balcony in accordance with the details provided within Proposed Layout and Elevations (199-02A) (submitted: 12.05.2025).

Reason: In the interests of residential amenity and 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.