

## Delegated Report

**Planning Reference** 26/00559/HOU  
**Applicant** Rachel Phillips  
**Ward** Ambien



Hinckley & Bosworth  
Borough Council

**Application Site** The Lake House, Bosworth Road, Wellsborough

**Proposal** Replacement windows with the addition of one proposed new window

**Case Officer** Zahra Jam-Rotbeh

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### 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 replacement of windows and the provision of one new window on the northern side elevation of The Lake House, Bosworth Road, Wellsborough. The new window would be 2.1m high and located on the ground floor to serve the Kitchen/Living Room. The replacement windows would be on the first floor and would have a width of 0.7m and a height of 2.1m. All windows would be anthracite in colour.

### 3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the south of Bosworth Road to the west of Market Bosworth in the designated open countryside. The site is accessed by a 105m long private unmade track from Bosworth Road, which is an adopted and classified 'C' road that is subject to a 50mph speed limit. The application site comprises The Lake House, which is a detached, two-storey, five-bedroom dwelling and its associated detached garage. The wider site beyond the red line boundary of this application includes pastoral fields, a lake, a manège, and a helicopter hanger. To the north of the site beyond Bosworth Road is open countryside. Bosworth Lakeside Lodges are to the east of the site and separated from the application site by agricultural fields and a lake. To the west of the site is a Botany Spinney, and to the south of the site is a lake and further open countryside.

### 4. Relevant Planning History

- |     |                                               |           |                          |
|-----|-----------------------------------------------|-----------|--------------------------|
| 4.1 | <b>24/00697/FUL</b>                           | Permitted | (determined: 10.09.2024) |
|     | Proposed lake. Revised scheme of 23/00585/FUL |           |                          |
| 4.2 | <b>24/00136/FUL</b>                           | Permitted | (determined: 01.05.2024) |
|     | Erection of helicopter hanger                 |           |                          |

|      |                                                                                                                                                                                                                  |           |                          |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|
| 4.3  | <b>23/00585/FUL</b><br>Proposed lake                                                                                                                                                                             | Permitted | (determined: 21.08.2023) |
| 4.4  | <b>23/00059/FUL</b><br>Proposed barn to replace existing stables and yard                                                                                                                                        | Permitted | (determined: 28.04.2023) |
| 4.5  | <b>20/00823/FUL</b><br>Erection of replacement dwelling and double garage to include ancillary residential annexe (retrospective)                                                                                | Permitted | (determined: 21.10.2020) |
| 4.6  | <b>18/00023/HOU</b><br>Demolition of double garage and erection of new double garage and ancillary residential annexe                                                                                            | Permitted | (determined: 26.03.2018) |
| 4.7  | <b>16/01096/FUL</b><br>Erection of replacement dwelling, extensions and alterations to detached garage and conversion to ancillary living accommodation annexe and garaging.                                     | Permitted | (determined: 31.01.2017) |
| 4.8  | <b>16/00821/HOU</b><br>Extension to main dwelling and extension and conversion of detached garage to form two storey double garage and annexe with ancillary living accommodation (resubmission of 16/00344/HOU) | Permitted | (determined: 09.11.2016) |
| 4.9  | <b>16/00344/HOU</b><br>Extension to main dwelling and extension and conversion of detached garage to form two storey double garage and annexe with ancillary living accommodation                                | Permitted | (determined: 23.06.2016) |
| 4.10 | <b>15/00937/FUL</b><br>Erection of stables and construction of manège                                                                                                                                            | Permitted | (determined: 13.10.2015) |
| 4.11 | <b>13/00858/CLUE</b><br>Certificate of lawful existing use for the storage of caravans                                                                                                                           | Refused   | (determined: 22.11.2013) |
| 4.12 | <b>13/00009/HOU</b><br>Extensions and alterations to dwelling                                                                                                                                                    | Permitted | (determined: 28.02.2013) |
| 4.13 | <b>08/00036/CLU</b><br>Certificate of existing lawful use of dwelling without complying with agricultural occupancy condition (Condition 2 of planning application 8276/1963)                                    | Permitted | (determined: 20.03.2008) |
| 4.14 | <b>99/00190/FUL</b><br>Creation of lake                                                                                                                                                                          | Permitted | (determined: 14.05.1999) |
| 4.15 | <b>89/01446/4</b><br>Garage conversion to accommodation for elderly relative                                                                                                                                     | Permitted | (determined: 23.01.1990) |

## **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. No objections have been received.

## **6. Consultation**

- 6.1. Sheepy Parish Council supported the proposed works because the development was considered to accord with the policies within the Sheepy Parish Neighbourhood Plan.

## **7. Policy**

### **7.1 Core Strategy (2009)**

- No relevant policies.

### **7.2 Site Allocations and Development Management Policies (SADMP) (2016):**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- 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') (2026)
- Planning Practice Guidance (PPG)

### **7.4 Sheepy Neighbourhood Plan (2022):**

- Policy S1: Countryside
- Policy S8: Design

### **7.5 Other Relevant Guidance:**

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- National Design Guide (2019)

## **8. Appraisal**

- 8.1. NPPF Policy S5(1)(c) confirms that development proposals for the extension or alteration of an existing building outside settlements would be acceptable in principle, providing that would not result in a disproportionate increase in size compared to the existing building.

## Design and Impact upon the Character of the Area

- 8.2 NPPF Policy DP3(1) confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. To create well-designed places, NPPF Policy DP3(2(c) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- 8.3 Policy DM4(i) of the SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside. 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.
- 8.4 The proposed works would include minor alterations to the existing dwelling, include the replacement of four windows and the installation of one new window on the northern side elevation of the host dwelling. Given the design and appearance of these windows, and in light of the significant setback of the dwelling from the public views of the site along Bosworth Road, the scheme would be considered to integrate with and enhance the character of the surrounding area. The proposal would therefore be considered to accord with NPPF Policy DP3, and Policies DM4 and DM10 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; and
  - (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 following submitted application details received by the Local Planning Authority on 17 June 2026 as follows:

- Proposed Location and Block Plan - 26/29 05
- Proposed Plans & Elevations - 26/29 02B

**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).

### **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](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.