

Delegated Report

Planning Reference: 25/00311/HOU
Applicant(s): Ms Kim Drummond
Ward: Markfield, Stanton & Fieldhead



Hinckley & Bosworth
Borough Council

Application Site: Deer Leap, Willow Farm, Thornton Lane

Proposal: Proposed construction of upper floor extensions, single storey side extension and associated works

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 the provision of upper floor extensions, single storey western side extension, and front porch to Deer Leap, Willow Farm, Thornton. The scheme is constructed with a standing seam roof finish and timber cladding.
- 2.2. To accommodate the upper floor extensions, the existing roof is replaced with a gable-fronted roof that has a ridge height of 6m and an eaves height of 2.6m. This roof also features a secondary protruding gable roof on its eastern side elevation that matches the ridge and eaves height of the main roof. The proposed timber oak-framed canopy front porch is 2.8m in width by 1m in depth and has a pitched roof that has a ridge height of 3.6m.
- 2.3. The single storey western side extension replaces the existing conservatory and externally measures 4.1m in width by 13.6m in depth, which creates a total footprint of 56.3sqm. This extension features two pitched roofs that protrude from the main structure, which have a ridge height of 4.9m and an eaves height to match the main roof.
- 2.4. Due to concerns raised by the Case Officer, the design has been amended in the interests of good design. Originally, the property was 8.2m high, white rendered and featured three dormer windows.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located within Charnwood Forest and the National Forest and outside of any identified settlement boundary in the designated open countryside. The site is verdant in character and is surrounded by open agricultural fields. To the north and northeast of the site is Public Footpath R122, and to the west and northwest of the site is Public Footpath R9.
- 3.2. The application dwelling is located within an existing farmstead, Willow Farm, that is now utilised as stables in association with a livery business, which was granted a Certificate of Lawfulness via application 23/00783/CLE. Willow Farm consists of two residential dwellings, several farm agricultural buildings and a manège. Willow Farm is located to on the north-western side of Thornton Lane and is accessed via a 243m long private track. Thornton Lane is an adopted, but unclassified road subject to the National Speed Limit.
- 3.3. The existing property within this application, Deer Leap, is a detached bungalow, which includes a small 2.6m high front conservatory, and is constructed with red-brick and concrete roof tiles. The property is the western-most structure within the farm complex and was originally constructed as a rural worker dwelling via planning application 86/00100/4 but has since been granted a Certificate of Lawfulness via application 23/00777/CLE for its unrestricted use as a residential property. Excluding the 2.2m deep and 13.7sqm conservatory, Deer Leap externally measures 8m in width by 14.5m in depth, which creates a total footprint of 125.8sqm. The dwelling features a dual pitched, gable-ended roof that has a ridge height of 5.3m, and an eaves height of 2.2m.

4. Relevant Planning History

4.1 23/00784/FUL

- Change of use of land from agricultural to equestrian use and retention of outdoor riding manège
- Permitted
- 20.10.2023

4.2 23/00783/CLE

- Certificate of Lawful Development Use of existing agricultural buildings as livery stables and associated equine storage as part of a livery business
- Permitted
- 04.10.2023

4.3 23/00777/CLE

- Certificate of Lawful Development Use of existing agricultural bungalow as an unrestricted residential dwelling (C3)
- Permitted
- 07.10.2023

4.4 93/00686/4

- Extension to bungalow
- Permitted
- 14.09.1993

4.5 86/00100/4

- Erection of detached agricultural bungalow
- Permitted
- 25.03.1986

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 responses have been received.

6. Consultation

- 6.1 The Coal Authority referred to standing advice. Stanton Under Bardon Parish Council did not respond to the planning application. No further responses have been received.

7. Policy**7.1 Core Strategy (2009):**

- Policy 21: National Forest
- Policy 22: Charnwood Forest

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- 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)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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 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.

8.3 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.

8.4 The Good Design Guide confirms that although it may appear that extensions are relatively modest in their scale, both individually and collectively, they can result in changes to the built environment that if designed insensitively, can have a significant negative impact. Ultimately, 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.

8.5 The application site is in the designated open countryside, and there are no other neighbouring properties outside of the Willow Farm complex for a minimum of 620m in any direction. Willow Farm complex comprises of single storey agricultural buildings and one other bungalow. The proposal is 362.7m west of the public highway and over 200m from Public Footpath R122 to the north of the site.

8.6 Therefore, there are very limited views of the development and there is not considered to be any discernible unique character to residential properties within the vicinity of the development.

- 8.7 Since 2023, the existing dwelling has had an unrestricted use as a residential property. The existing dwelling also benefits from Permitted Development Rights.
- 8.8 The proposed side extension replaces the existing conservatory. Whilst the extension is larger in size and scale than the existing conservatory, the proposal is still single storey in massing and subordinate to the host dwelling. Therefore, the size, scale, and height of the proposed side extension are considered to preserve the character of the surrounding area in these site-specific circumstances.
- 8.9 Although the development increases the massing of the host dwelling, the height of the overall property is only increased by 0.7m to facilitate this. This amendment to the proposed height of the property is not considered to result in any detrimental impacts to the character of the dwelling or the surrounding area in these site-specific circumstances.
- 8.10 The existing front door to the dwelling is not on the front northern elevation of the property. Within this scheme, the front door is relocated to the northern front elevation of the property and features a timber-framed porch. This is considered to represent good design, and the proposed porch is considered to enhance the character of the proposed scheme in these site-specific circumstances.
- 8.11 In summary, the existing dwelling has an unrestricted use as a residential property and benefits from Permitted Development Rights. By virtue of the size, scale, height, and design of the proposed development and its limited prominence from wider public views, the scheme is considered to respect the character of the existing dwelling and surrounding area in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.12 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.
- 8.13 There are no neighbouring residential properties within 60m of the application site. Therefore, the proposal is not considered to result in any significant harm to the residential amenity of neighbouring properties.
- 8.14 The development increases the floor space of the existing dwelling, and the proposed bedrooms exceed the internal space requirements set out in Nationally Described Space Standards. The proposal does not materially impact the associated private outdoor amenity space.
- 8.15 By virtue of these factors, the proposal does not result in any significant adverse impacts to neighbouring residents or the future occupants of the scheme in accordance with Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.16 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.
- 8.17 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.18 The scheme does not create any new bedrooms and has no material impact on the existing access to the site, nor its off-street parking provision. It is 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:

- Location Plan – As Existing – 24 106 05 (submitted: 26.03.2025)
- Proposed Plans (24 106 11) (submitted: 19.11.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM4 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 or call 0116 272 7533.
2. 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.