

Delegated Report

Planning Ref: 23/00518/FUL

Applicant: Beeston

Ward: Barlestone Nailstone and Osbaston

Site: 102 Main Street Nailstone Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Barn conversion to form new dwelling, erection of new dwelling, extension of existing dwelling to provide an annex, replacement roof and associated works

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 planning application seeks full planning permission for the conversion of an existing barn to form a new two-storey, four-bedroom dwelling, the provision of a new two-and-a-half-storey four-bedroom residential property, an extension to the existing residence to provide a one-bedroom residential annexe, the provision of a replacement roof to the host dwelling and associated works at 102 Main Street, Nailstone.
- 2.2. The new residential dwelling is in an 'L' shape, and the main residential aspect of the property runs east to west to the north of the structure. An attached one-and-a-half-storey structure, which provides two double garages, storage above, and a stairwell runs in a southerly direction from the western side of the front elevation of the scheme and is bordered by a 1.8m brick wall. The double garages are supplied with a 7kw Mode 3 fast charge socket with a type 2 connector for electric vehicle charging.
- 2.3. The residential element of the property externally measures 19.4m in width x 9.1m in depth, with a total floorspace of 150.6sqm. The garage section of the development externally measures 6.5m in width x 14m in depth, with a total footprint of 90.8sqm.
- 2.4. The main residential aspect of the new dwelling utilises a pitched roof with a ridge height of 8.8m, and an eaves height of 5.2m, but the most western part of the dwelling has a lowered pitched roof with a ridge height of 6.9m, and an eaves height of 3.5m. The garages also have a pitched roof with a ridge height of 5.5m, and an eaves height of 2.8m. The new dwelling is constructed with dark grey slate roof, red facing brickwork on the ground floor elements of the scheme, and silvered timber cladding on the first-floor aspects of the property. Silvered timber cladding is also utilised on the double garages. It is noted that the southern double garage and stairwell are associated with the barn conversion within the site.
- 2.5. The barn conversion is completed within the existing structure of the barn, which externally measures 22.5m in width x 6m in depth, and a total footprint of 134.8sqm. The conversion accommodates a first floor for the provision of four bedrooms. The barn has a pitched roof with a ridge height of 7.8m, and an eaves height of 4.8m. In total, this increases the ridge height of the barn by 0.6m, and the eaves height by 0.5m. The barn conversion utilises existing red facing brickwork, plain red roof tiles, and recessed arrow slit windows on the southern rear elevation.

- 2.6. The extension to the existing residence externally measures 8.6m in width x 7.5m in depth, with a total floor space of 61.9sqm. The proposal utilises two pitched roofs with ridge heights of 4.5m, and an eaves heights of 2.5m. The extension utilises grey plain roof tiles, red facing brickwork to match the existing property and dark brown uPVC windows and doors.
- 2.7. The replacement roof extends 5m in width on the existing dwelling that faces Main Street. This section of new roof matches the existing roof of this property.
- 2.8. To the rear of the site, where the site boundary is with the countryside, a wildflower meadow is proposed. This is separated from the garden and curtilage of the proposed new dwelling by a 1.2m post and rail fence.
- 2.9. To facilitate this development, the single storey brick stables are demolished, and the two timber stable buildings are removed from the site.
- 2.10. The development utilises 1.2m high post and rail fencing combined with native planting for its proposed boundary treatment, and a small section of 1.8m high close boarded fencing. The sections of 1.8m high close boarded fencing are utilised to secure privacy between the new dwelling to the rear of the garage and the garden to the barn conversion, and to maintain privacy at the rear paved area of the new dwelling, which also screens the bins.
- 2.11. Following concerns from the Council's Conservation Officer, the Applicant made the following amended the scheme to provide the following revisions:

Site Amendments

- Clarification on proposed boundary treatments.

Barn Conversion

- Removal of some rooflights on the northern elevation and relocated them to the southern elevation.

New Dwelling

- Lowering of a section of roof nearest Ibstock Road to a ridge height to match the Bulls Head Development (18/01288/FUL).
- Lowered the main ridge height of the dwelling so it is now lower than the Bulls Head Development.
- Reduction in the massing of the garage.
- Removal of a contemporary Juliet Balcony.
- Removal of all rooflights from the northern elevation.
- Removal of one bedroom.

3. Description of the Site and the Surrounding Area

- 3.1. The 4,869sqm application site is to the southwest of the settlement boundary of the rural village, Nailstone, on Main Street. Main Street is an adopted and classified 'C' road that is subject to a 30mph speed limit. The application site's western boundary is adjoined to Ibstock Road, A447, which is an adopted and classified 'A' road that is subject to a 50mph speed limit.
- 3.2. Beyond the A447 to the west is Elmside Farm, and beyond this property is open agricultural fields. To the south of the site on the opposite side of Main Street features a selection of residential ribbon development, and beyond this is further open countryside. To the north of the site there are open agricultural fields,

however, construction on site has begun to the northeast of, and adjacent to, the current application site. This adjacent development was approved via planning permission 18/01288/FUL, which was for the provision of six 'barn-style' dwellings. To the east of the site are further residential properties within Nailstone.

- 3.3. The barns and dwelling at 102 Main Street are identified as key unlisted buildings within the Nailstone Conservation Area, which are considered within the Nailstone Conservation Area Appraisal to positively contribute to the character and appearance of the area, and thus the significance of the Conservation Area.
- 3.4. The application site includes a rectangular farm complex comprising a farmhouse and ranges including a threshing barn, store, and stables, which are likely to date from the early 19th Century. The rectangular complex retains a traditional pattern of enclosure with an intimate courtyard, which also adds to the significance of the Conservation Area. The existing threshing barn attached brick-built buildings, dwelling and southern range are all located within the Nailstone Conservation Area. However, the land to the north including the timber stables and the paddock are beyond the Conservation Area boundary and within the countryside.
- 3.5. The eastern range within the complex consists of a two-storey farmhouse, which then steps down to single storey barns that have since been converted into residential accommodation in 1986 via 86/00419/4. This range is constructed of brick, which has now been rendered, with clay tile roofs and a number of axial chimney stacks with terracotta pots.
- 3.6. The northern range consists of an impressive threshing barn, loose boxes, and store, which are constructed with red brick and clay tiled roofs and features a king post truss and rough brick segmental arches. In 2017, the application site received planning permission for the conversion of the existing threshing barn into two dwellings via 17/00367/FUL, but this has not been implemented.
- 3.7. The southern range consists of storage and is constructed with red brick with two tones clay tile, Swithland slate and asbestos roof coverings. The dental eaves course and brick piers provide an attractive wall facing Main Street.
- 3.8. Nailstone is predominantly an agricultural village which was established and developed historically around a number of farmsteads. The paddock to the north of the application site is associated with such historical uses and is typical of the character at the urban and rural fringe of the village.
- 3.9. The semi-rural character of the northern section of the site contributes positively to the significance of the Conservation Area and assists in defining the approach to the village from the north along Ibstock Road which is set within farmed countryside with wide grass verges and green hedgerows. This view north along Ibstock Road, which takes in the application site, is identified as an important component of the Conservation Area within the Nailstone Conservation Area Appraisal (NCAA).

4. Relevant Planning History

4.1 17/00367/FUL

- Conversion of existing barn and stables to form two dwellings
- Permitted
- 14.07.2017

4.2 86/00419/4

- Conversion of outbuildings to dwelling with new access and change of use of adjacent agricultural land to form garden
- Permitted
- 03.06.1986

4.3 **85/00561/4**

- Residential Development
- Permitted
- 23.07.1985

Condition 3 of planning permission 85/00561/4 stated that, *“Access to the site will be restricted to a single point on Main Street at the southeast corner of the site. No access shall be provided from the A447,”* in the interests of highway safety.

5. Publicity

5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site and a notice was displayed in the local press.

5.2 No responses have been received.

6. Consultation

6.1 There have been no objections from the following consultants:

- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
- HBBC's Environmental Services' Pollution Officer (subject to conditions)
- HBBC's Waste Management Officer
- Leicestershire County Council (LCC)'s Ecology Unit (subject to conditions)
- Local Highway Authority (LHA) (subject to conditions)

6.2 Leicestershire County Council's Drainage Officer and Tree Officer made no comments on the application.

6.3 No further responses have been received.

Local Highway Authority (LHA)

6.4 On 29 June 2023, the Local Highway Authority have requested clarity as to whether the field access is maintained or permanently ceased.

6.5 On 28 July 2023, the Applicant confirmed that the field access is kept open. Alongside this confirmation, the Applicant provided a Swept Path Analysis of the paddock access to demonstrate that a large vehicle and a trailer can safely use the access when approaching from either direction from the A447. It is noted by the Applicant that the tractor cannot fit down this access. However, the Applicant has stated that the paddock is accessed infrequently for grass cutting twice a year, and for hedge trimming once a year.

6.6 As a result, on 08 September 2023, the LHA accepted that it is unlikely that two vehicles would meet at the access and could not demonstrate a severe impact on the highway network under these site-specific circumstances. Furthermore, the existing access to the proposed residential development off Main Street also provides an existing access to the paddock, which could be utilised by smaller vehicles.

6.7 Therefore, the LHA requested four planning conditions that ensured that the development was not occupied until the access arrangements, the turning and parking facilities and the hard surfacing of the access drive on to Ibstock Road (A447) had been implemented in full, and a further planning condition to ensure that no vehicular access gates, barriers, bollards, chains, or other such obstructions are erected within a distance of 10m from the highway boundary.

6.8 The Applicant confirmed that they were happy with most of the conditions on 08 September 2023. However, the Applicant queried the condition requiring the hard surfacing of the access drive on to Ibstock Road because it is already surfaced with chippings, the access is employed very infrequently, and the application is not altering the provision of the access. Following discussion with the Applicant, the LHA agreed to remove this recommended condition on 14 September 2023.

LCC Ecology

6.9 On 22 June 2023, Leicestershire County Council's Ecology Unit identified the presence of Nailstone Ibstock Road Hedge along the western boundary of the site, which is designated as a Local Wildlife Site. However, no protected species records were returned from within or immediately adjacent to the application site's red line boundary. In accordance with the recommendations of the Applicant's Protected Species Report, LCC Ecology have requested additional bat presence/absence surveys on Buildings 2, 3, and 4 prior to determination.

6.10 On 31 August 2023, the Applicant submitted a Protected Species Survey and biological records of the site.

6.11 On 28 September 2023, LCC Ecology stated that they did not consider the surveys to be an accurate reflection of the likely bat situation at the application site. Therefore, LCC Ecology have recommended five planning conditions to ensure that the protected wildlife within the site is protected from any harm as a consequence of the development. The Applicant agreed to these conditions on 28 September 2023.

HBBC Conservation

6.12 On 11 July 2023, the Council's Conservation Officer requested some amendments to the scheme including:

- The removal of all rooflights on the front norther elevation of the barn conversion, with the exception of the rooflight for the Master Bedroom en-suite.
- The reduction in the scale of the proposed new dwelling to 1.5 storeys and to ensure that the scheme is no taller than the ridge and eaves heights of the six approved dwellings via 18/01288/FUL that are adjacent to the site, and to the rear of the Bulls Head Public House.
- The removal of the Master Bedroom balcony on the first floor of the new dwelling.
- The removal of the 1.8m high close boarded fencing proposed around the perimeter of the new dwelling.

The Conservation Officer also requested a landscaping scheme to be secured via planning condition. This was agreed with the Applicant on 14 July 2023.

6.13 On 14 July 2023, the Conservation Officer agreed that the Applicant could remove the north facing rooflights for the Master Bedroom and Bedroom 3, whilst maintaining the roof lights to the Master Bedroom en-suite and the family bathroom.

- 6.14 In addition, the Agent confirmed that the extent of the use of 1.8m close boarded fence was to secure privacy between the new dwelling and the garden to the barn conversion and to screen the bins at the rear paved area to the new dwelling. The Agent stated that the vast majority of the boundary treatments are 1.2m post and rail fencing alongside additional native planting. The Conservation Officer considered this to be acceptable.
- 6.15 Following discussion with the Council's Conservation Officer, the Applicant made the following amended the scheme to provide the following revisions on 28 July 2023:

Site Amendments

- Clarification on proposed boundary treatments.

Barn Conversion

- Removal of some rooflights on the northern elevation and relocated them to the southern elevation.

New Dwelling

- Lowering of a section of roof nearest Ibstock Road to a ridge height to match the Bulls Head Development (18/01288/FUL).
- Lowered the main ridge height of the dwelling so it is now lower than the Bulls Head Development.
- Reduction in the massing of the garage.
- Removal of a contemporary Juliet Balcony.
- Removal of all rooflights from the northern elevation.
- Removal of one bedroom.

- 6.16 The Council's Conservation Officer responded to the revisions on 25 August 2023, and requested pre-commencement planning conditions regarding:
- Details and/or samples of the materials to be used in the construction of the development.
 - The undertaking of a historic building survey of the historic buildings on the site.
 - A detailed landscaping and boundary treatments scheme.

7. Policy

7.1 Core Strategy (2009):

- Policy 12: Rural Villages

7.2 Site Allocations and Development Management Policies (SADMP) DPD (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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2022)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

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

- Principle of development
- Housing land supply
- Design and impact upon the character of the area including heritage matters
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Planning balance

Principle of Development

8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise, and that the NPPF is a material planning consideration in planning decisions.

8.3. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the adopted SADMP set out a presumption in favour of sustainable development, and state that development proposals that accord with the Development Plan should be approved unless other material considerations indicate otherwise. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.

8.4. The current Development Plan consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

8.5. Both the adopted Core Strategy and the SADMP are over 5 years old, and Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

8.6. The adopted Core Strategy stated that rural villages, such as Nailstone, are the focus of limited development with the aim of ensuring existing services, particularly primary schools, are supported. Policy 12 of the adopted Core Strategy stated that housing development will be sited within the settlement boundary where it

provides a mix of housing types and tenures as detailed Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design) of the adopted Core Strategy.

- 8.7 The principle of converting the threshing barn and stables into residential accommodation has already been established via planning permission 17/00367/FUL. Furthermore, this structure and the provision of a single storey annexe extension are within the identified settlement boundary of Nailstone, and therefore they are considered acceptable in principle, subject to the assessment of all other material considerations.
- 8.8 However, approximately half of the new proposed dwelling is located outside of Nailstone's identified settlement boundary and therefore within the countryside. Policy DM4 states that that the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:
- It is for outdoor sport or recreation purposes, and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - It relates to the provision of stand-alone renewable energy developments; or
 - It relates to the provision of accommodation for a rural worker; and
 - It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development
- 8.9 The proposed development does not fall within any category of sustainable development that is considered acceptable in the countryside. The proposal is not supported by either Policy 12 of the Core Strategy or Policy DM4 of the SADMP. The purpose of Policy DM4 is to protect the intrinsic beauty, open character and landscape character of the countryside. As such, part of the proposal conflicts with Policy DM4 of the SADMP.
- 8.10 In spite of this, the scheme is adjacent to an application site that was identified for residential allocation with the SADMP, which is currently being constructed to provide six new residential dwellings under planning permission 18/01288/FUL. The new dwelling within this application does not protrude any further to the rear than the approved residential dwellings and therefore by virtue of this, and the fact that half of the new dwelling is within the identified settlement boundary, the scheme when taken as a whole is considered to be acceptable in principle in these site-specific circumstances, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

Housing Land Supply

- 8.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning

permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.12 Paragraph 11(d) of the NPPF states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.
- 8.13 Using the standard method as outlined by the Ministry of Housing, Communities & Local Government (MHCLG), Hinckley and Bosworth Borough Council are able to demonstrate 4.89 years of deliverable housing on 01 April 2022. In addition, both the adopted Core Strategy and the SADMP are over 5 years old, and Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.
- 8.14 Given the above and the change in the housing figures required for the Borough, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered.
- 8.15 Paragraph 11 (d) of the NPPF requires planning permission to be granted unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.16 Section 5 of the NPPF requires planning policies and decisions to deliver a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes without unnecessary delay.
- 8.17 Paragraph 78 of the NPPF states that planning policies should be responsive to local circumstances and support housing developments that reflect local needs, and Paragraph 69 of the NPPF states that small and medium sized sites, such as windfall sites, can make an important contribution to meeting the housing requirements of an area. Paragraph 79 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 8.18 The development is for two residential properties within a rural area, and therefore Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design) of the adopted Core Strategy are not applicable for this scheme.
- 8.19 Whilst the provision of two new dwellings and an additional one-bedroom residential annexe within this application site are unlikely to be a significant benefit to the housing land supply within the Borough, given the Council's failure to deliver a five-year supply of land for housing, it is considered that moderate weight should be given to the provision of this proposed residential development.

Design and Impact upon the Character of the Area including Heritage matters

- 8.20 Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.21 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.22 Section 16 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. Paragraphs 199-202 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.23 Paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 8.24 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.25 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.
- 8.26 The existing shallow mono-pitched roof on the southern range that is covered by profile metal sheeting faces the Conservation Area street scene, and its form and materials clearly stand out as uncharacteristic in comparison to the dual pitched roof form and natural clay tile roof covering the flanking sections of the range. Given the above, the new pitched roof matches the flanking sections and is considered to result in the enhancement of the character and appearance of the southern range.
- 8.27 The conversion of the threshing barn requires relatively limited interventions to the significant historic fabric. Through this conversion, the scale of the range remains the same, and the grand central opening of the threshing barn with king-post truss is retained within the scheme, and the open internal plan form has been respected to a considerable extent. All proposed doors and windows utilise existing or re-open previous apertures on each elevation to ensure the buildings retain their character. Where new openings are required, they are limited in number and replicate the style and character of the openings on the existing barn or rural buildings more generally.
- 8.28 The materials proposed (being timber) reflect the rural and agricultural context of the site.
- 8.29 An effort has been made to ensure that the layout of the courtyard remains, and hard surfacing materials provide an informal character rather than a formal subdivision of each plot with excessive boundary treatments. However, to create a new vehicular access into the courtyard, the existing loose box stables are demolished. Nevertheless, the loss of the loose box stables for residential

development has already been considered acceptable by the Local Planning Authority via planning permission 17/00367/FUL, and therefore, although a minimal amount of historic fabric is to be lost, the negligible impact of this loss is considered to be outweighed by the retention of more significant features within the scheme and sustaining the overall character of the range of buildings through sympathetic conversion and repair.

- 8.30 The annexe extension has a rectangular plan with two dual pitched roofs. Overall, the scale, form, architectural detailing, and construction materials of the extension closely matches that of the existing dwelling and surrounding built form, whilst the orientation and layout of the extension retains the plan form of the agricultural courtyard.
- 8.31 The new dwelling is located to the north of the 102 Main Street, and has an L-shaped plan form, which is designed to define a secondary agricultural style courtyard to the north of the barn conversion and annex that uses the same site access. This arrangement of built form is not considered to be out of keeping with the area and provides an appropriate layout of linear ranges that also reflects the arrangement of the recently approved, and under construction, development on land to the rear of the Bulls Head, which is immediately to the east of the application site.
- 8.32 The west-east range of the proposed new dwelling is two-storey in height and seeks to provide the appearance and scale of a former threshing barn that would be the dominant building within an agricultural complex. The attached north-south range is single storey in scale and provides mainly garaging. It is considered that the proposal reflects the varied heights and scale of buildings located within agricultural complexes within the village and elsewhere and they have a traditional form.
- 8.33 Agricultural style openings are utilised for the fenestration, which provides the dwelling with an appropriate organic appearance that is appreciated in both intimate views from within the courtyard, and when viewed from the wider countryside to the north. The scale, form and appearance of the dwelling is considered to complement the adjacent development on land to the rear of the Bulls Head. The dwelling is constructed of red brick for the facing walls, a clay tile for the roof and timber windows and doors, all of which are appropriate traditional materials that respect those used in the local area. Timber cladding is also utilised for the walls which reflects the rural character of the site.
- 8.34 The Proposed Site Plan indicates that there is a short rear garden to serve the new dwelling, which is defined by a 1.2m post and rail fence. This provides a relatively tight, rather than extended curtilage, which is closely related to the existing built form and safeguards that the current open and rural character of the northern paddock, which is turned into a wildflower meadow.
- 8.35 The existing hedgerow along Ibstock Road is retained and flanked by a new hedgerow to subdivide an existing track that provides access to the paddock further to the north. These boundary features are likely to maintain the setting and rural character of the northern approach to the Conservation Area, so it is considered that there is not an adverse impact upon the view identified within the NCAA.
- 8.36 To summarise, the conversion of the existing threshing barn is sympathetically designed and respects the architectural and historic interest of this building of local interest within the Conservation Area. The negligible impact resulting from the loss of the loose boxes attached to the threshing barn to allow for access to the farm

courtyard is outweighed by the retention of more significant features within the scheme and sustaining the overall character of the range of buildings through sympathetic conversion and repair and additions, including the appropriately designed annex extension off the northern range of the farmhouse.

- 8.37 The replacement of the incongruous sheet metal roofed section of the southern range with a pitched roof finished with clay tile is considered to be a minor but positive enhancement to the character and appearance of the conservation area street scene.
- 8.38 The new dwelling is appropriately sited and its scale, form, appearance, architectural detailing, landscaping, and materials to be used within its construction are considered appropriate resulting in a development that will preserve the character and appearance and thus significance of the Nailstone Conservation Area.
- 8.39 By virtue of these factors, the proposal complies with Policies DM10, DM11 and DM12 of the SADMP, Section 16 of the NPPF, the Good Design Guide, and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Residential Amenity

- 8.40 Paragraph 130(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.
- 8.41 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.
- 8.42 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 8.43 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property. In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. However, the Good Design Guide also states that, "An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design."
- 8.44 The new dwelling has no principal habitable windows on its southern or western elevations, and therefore this is not considered to result in any harm to the residential amenity of neighbouring properties or the future occupants of the building. However, the principal habitable window to Bedroom 4 is only 5.6m away from the south-western side elevation of Plot 1 of the development within planning permission 18/01288/FUL, which only has a blank elevation above the ground floor. In spite of this, the ridge height of Plot 1 is 6.9m, and this does not increase to 8.7m for a further 15.9m. As the sill of the principal habitable window to Bedroom 4 is

6.7m from the ground, this is not considered to result in any significant harm to the residential amenity of the occupants of this bedroom.

- 8.45 In addition, there are no principal habitable windows on the eastern, southern, or western elevations of the barn conversion, and therefore the conversion is not considered to result in any loss of privacy impacts to the future occupants of the converted threshing barn, the occupants of the barn to the south of the site, or the residential annexe to the east.
- 8.46 Although it is acknowledged that the separation distance between the existing dwelling to the south of the site and the barn conversion is 17.2m, the scale and massing of the barn is existing, the two plots are separated by a courtyard and the acceptability of this distance has already been established via planning permission 17/00367/FUL. Therefore, this separation distance is not considered to result in significant adverse harm to the residential amenity of either dwelling in these site-specific circumstances.
- 8.47 However, the principal habitable windows of Bedroom 1 and Bedroom 2 of the barn conversion are only 5m from the one-and-a-half-storey store, which has a ridge height of 5.6m and this height increases to 7m after 17.5m. Nevertheless, the sill height of the principal habitable windows is 3.3m and given the lack of principal habitable windows on the new dwelling and the design of the roof on the one-and-a-half-storey garaging building, this is not considered to result in any loss of light, loss of privacy or overbearing impacts on the proposed barn conversion.
- 8.48 The residential annexe also has a principal habitable window facing south from Bedroom 1, which is 17.8m from the principal habitable windows of the existing dwelling to the south. Whilst this is less than the 21m as required in the Good Design Guide, the properties are single storey in massing, and they are separated by a courtyard and off-street vehicle parking spaces. Given the above, the established acceptability of the separation distances between the threshing barn and the existing dwelling via planning permission 17/00367/FUL, this separation distance is not considered to result in significant adverse harm to the residential amenity of either dwelling in these site-specific circumstances.
- 8.49 To support the residential amenity of future occupiers of the scheme, proposals for four-bedroom, three-storey dwellings should provide a minimum of 103sqm of floor space and 3sqm of built-in storage in accordance with the Technical Housing Standards (THS). In accordance with the THS, proposals for four-bedroom, two-storey dwellings should provide a minimum of 84sqm of floor space and 2.5sqm built-in storage.
- 8.50 On its ground floor alone, the proposed new dwelling provides 133.4sqm of floor space and 3.6sqm of in-built floor space. In addition, the barn conversion provides 103.3sqm of floor space on its ground floor, but the conversion does not provide any in-built storage. However, based on the proposed floor plans, it is evident that the barn conversion can provide over 2.5sqm of storage area. Therefore, both schemes are compliant with the THS.
- 8.51 In accordance with Paragraph 10(c) of the THS, to provide one bed space, a single bedroom should have a floor area of at least 7.5sqm, and a width of at least 2.15m. In order to provide two bed spaces, a double or twin bedroom should have a floor area of at least 11.5m, and a width of 2.75m for the master bedroom, and a width of 2.55m for every other bedroom in accordance with Paragraphs 10(d) and (e) of the THS.

- 8.52 It is considered that all bedrooms in the new dwelling, the barn conversion, and the residential annexe comply with Paragraphs 10(d) and (e) of the THS. Therefore, it is considered that the development safeguards the residential amenity of the future occupiers of the scheme, in accordance with the Technical Housing Standards. In spite of this, it is acknowledged that the Technical Housing Standards are afforded limited weight in terms of the NPPF as well as the emerging Local Plan.
- 8.53 To comply with the Good Design Guide, properties with more than three bedrooms must also provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m.
- 8.54 In accordance with the Proposed Block Plan, both the new dwelling and the barn conversion are provided with outdoor private amenity spaces that exceed the requirements of the Good Design Guide. Whilst it is unclear where the private outdoor amenity space is for the host dwelling, given the fact that the residential annexe is constructed largely over the footprint of an existing building, this development is not considered to exacerbate the current situation for the existing occupiers of the dwelling.
- 8.55 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 the future occupants of the scheme or the neighbouring residents. Therefore, the development is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.56 Paragraph 110 of the NPPF states that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 111 of the NPPF outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.57 Section 9 of the NPPF promotes sustainable transport. Paragraph 124(c) of the NPPF states that planning decisions should support development that makes efficient use of land, when taking into account, “The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.”
- 8.58 Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, does not have an adverse impact upon highway safety. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.59 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.60 One Personal Injury Collision (PIC) has been recorded in the locality in the last five years that occurred within 500m in either direction of the existing successes. This was classified as ‘slight’ in severity and occurred on the A447 at the crossroads

with Barton Lane and Main Street. Therefore, the Local Highway Authority does not consider the development to exacerbate the likelihood of further incidents occurring.

- 8.61 The development utilises the existing vehicular access on to Main Street. The existing access width is 3.18m, which is considered to be substandard in relation to the requirements of Figure DG17 of Part 3 of the LHDG, which states that an access width of 4.25m is required for site's that serve two to five dwellings for a minimum of 5m behind the highway boundary, with an additional 0.5m if the access is bounded by an obstruction on one side, and 1m if bounded on both side.
- 8.62 Nevertheless, the Local Highway Authority previously advised that the 2017 planning permission was recommendable for approval, subject to conditions. 17/00367/FUL was a similar scale of development to the current application and utilised the existing access via Main Street. As a result of this, the Local Highway Authority are not seeking to resist the use of the unaltered existing access from Main Street.
- 8.63 The Applicant has also confirmed that they intend to maintain the existing field access off Ibstock Road (A447). To support this, the Applicant has successfully demonstrated a swept path analysis of the largest vehicle expected to enter and egress the site approaching the site from the north and south.
- 8.64 The Applicant has informed the Local Planning Authority that the paddock is accessed infrequently for grass cutting twice a year and hedge trimming once a year. Therefore, the LHA accepts that it is unlikely that two vehicles would meet at the access and the LHA cannot demonstrate a severe impact on the highway network under these site-specific conditions. Furthermore, the existing access to the proposed residential development off Main Street also provides an existing access to the paddock, which can be utilised by smaller vehicles.
- 8.65 The Applicant has demonstrated a total of 12 off-street vehicle parking spaces, which includes two double garages, which are considered to be in accordance with Figure DG13 of Part 3 of the LHDG.
- 8.66 Given the above, it is considered that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Planning Balance

- 8.67 The Council cannot demonstrate a 5-year housing land supply and the housing policies in the adopted Core Strategy and the housing policies of the adopted SADMP are considered to be out of date. Therefore, it is necessary to consider that the 'tilted' balance in Paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.68 Half of the new dwellings lies within the countryside and this aspect of the proposal is therefore contrary to Policy DM4. The size of the curtilage to the new dwelling is appropriately limited so that future impacts on the countryside are restricted.
- 8.69 The development respects the character, and thus significance, of the key unlisted buildings within the application site, and the wider Nailstone Conservation Area. Furthermore, the scheme is considered to protect the residential amenity of the

future occupants of the scheme, and the neighbouring residents. The development also provides sufficient off-street vehicle parking, and the Local Highway Authority consider the existing access from Main Street to be acceptable for this scheme in these site-specific circumstances.

8.70 In addition, it is acknowledged that there are potential social benefits from the scheme such as providing housing for a range of occupants including families, and economic benefits associated with the construction of the dwelling and the future occupant's opportunity to act as new customers and employees for local businesses and services. Nevertheless, these benefits when associated with two dwelling are modest and are not considered to maintain or enhance the local community. Moreover, there are no planning benefits such as affordable housing or essential infrastructure provision as identified within Paragraph 12.13 of the SADMP.

8.71 Notwithstanding this, it is considered that the benefits of the development significantly and demonstrably outweigh the potential harm that results from the scheme. Consequently, the scheme is considered to be compliant with Policies DM1, DM10, DM11, DM12, DM17, and DM18 of the SADMP, Sections 12 and 16 of the NPPF, the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Leicestershire Highway Design Guide, and the Good Design Guide,

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 The proposed development is considered to be compliant with the relevant national and local policy as it:

- Is an appropriate scale and design.
- Does not have an adverse impact upon the character and appearance of the area or on heritage assets.

- Does not have a significant adverse impact upon residential amenity.
- Does not have a significant adverse impact upon highway safety.
- Provides sufficient vehicle parking spaces for off-street parking.

10.2 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 received by the Local Planning Authority as follows:

- Demolition Plans, Drg No. 8748 03 02 (submitted: 26.05.2023)
- Existing Elevations, Floor Plans, Drg No. M3597/01 (submitted: 26.05.2023)
- Existing Site, Block Plan, Drg No. 8748-03 01 (submitted: 26.05.2023)
- Proposed Annex Extension Floor Plans and Elevations 8748 03 30 (submitted: 26.06.2023)
- Proposed Barn Conversion Floor Plans and Elevations 8478 04 11 P1 (submitted: 28.07.2023)
- Proposed Block Plan & Roof Plan 8478 04 05 P1 (submitted: 28.07.2023)
- Proposed New Dwelling Floor Plans and Elevations 8478 04 10 P1 (submitted: 28.07.2023)
- Site Location Plan (submitted: 26.05.2023)
- Topographical Survey Plan, Drg No. S3597/01 (submitted: 26.05.2023)

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. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, AA, B, C, D, and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect the character of the surrounding area and to safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policies DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected within a distance of 10 metres of the highway boundary on Ibstock Road (A447), nor shall any be erected within a distance of 10 metres of the highway boundary unless hung to open away from the highway.

Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with the National Planning Policy Framework (2023).

5. No demolition/development shall take place until a programme of historic building survey defined within a Written Scheme of Investigation has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the historic significance of the buildings is recorded in accordance with Policy DM11 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to, and agreed in writing by the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risk from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

7. If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to, and approved in writing by, the Local Planning Authority, which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

Reason: To ensure that risk from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

8. No development above floor plate level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling hereby permitted have been deposited with, and approved in writing by, the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11, and DM12 of the

adopted Site Allocations and Development Management Policies Development Plan Document (2016).

9. No development above floor plate level shall commence on site until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

10. No works to, or development of the barn (labelled building B3 in the CBE Consulting reports) or demolition of the adjoining stable block (B2) shall take place until a Precautionary Method of Working Strategy for bats has been submitted to and approved in writing by the Local Planning Authority. This is to detail reasonable avoidance measures to prevent harm to bats, including but not limited to: the timing of works, specific works requiring ecological supervision, location of temporary bat box for any bats found, the company that will be undertaking the ecological supervision. All works are to proceed strictly in accordance with the approved strategy.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. If works to the barn do not commence with one year of permission being granted an updated bat activity survey report, including a mitigation strategy if required, shall be submitted to the Local Planning Authority for approval.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

12. Prior to the commencement of development, a bat enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of three integrated bat roosts, including the type of boxes to be used and their locations. All works are to proceed strictly in accordance with the approved scheme, and thereafter be retained in perpetuity.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

13. Prior to the first occupation of the development hereby approved, a 'statement of good practice' letter, signed by the licenced bat consultant who undertook the supervision of the demolition of the barn and stables shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

14. Prior to the first occupation of the development hereby approved, photographs of the integrated bat boxes in situ shall be submitted to and approved in writing by the Local Planning Authority and, thereafter, the boxes shall be retained in situ in perpetuity.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

15. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on HSSP's Proposed Block Plan & Roof Plan, drawing no. 87480305, revision P1 have been implemented in full.

Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2023).

16. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with HSSP's Proposed Block Plan & Roof Plan, drawing no. 87480305, revision P1. Thereafter the onsite parking (and turning) provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2023).

17. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential occupation and use of the main dwelling currently known as The Barns, 102 Main Street, Nailstone. The building shall not be occupied or let independently.

Reason: To ensure compatible use and to protect residential amenity 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 buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.

2. The proposed wild flower meadow identified within the Proposed Block Plan is independent to, and distinct from, the proposed new dwelling. The wild flower meadow is not within the residential garden space, nor the residential curtilage of the proposed new dwelling and therefore any use of this land for a residential purpose, or any use that is not a wild flower meadow as approved, will require full planning permission. Importantly, the wild flower meadow benefits from no permitted development rights.
3. In relation to Conditions 06 and 07, advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.
4. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.
5. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).
6. Hinckley & Bosworth Borough Council's recycling and refuse collection services are from the boundary to the adopted highway which is Newbold Road. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins are brought to the collection point.