

Delegated Report

Planning Ref: 25/00386/HOU
Applicant: Mr Raymond Atkinson
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: The Bungalow Tinsel Lane Wellsborough

Proposal: The erection of a detached garage and snooker room

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for a detached garage and snooker room at The Bungalow, Tinsel Lane, Wellsborough.
- 2.2. The proposed detached garage would measure 7.20 metres in width and 6.37 metres in depth. It would have a dual pitched roof form which would measure 5.30 metres to the ridge and 2.24 metres to the eaves. The proposed snooker room would project outwards from the rear elevation of the proposed garage by 5.38 metres and would have a width of 8.05 metres. It would have a dual pitched roof form which would measure 5.08 metres to the ridge and 2.24 metres to the eaves.
- 2.3. Additional alterations include the construction of a 4.52 metre wide, 1.78 metres high brick wall to the north of the proposed detached garage, the addition of two garage doors to the front elevation, the addition of a set of French doors to the rear elevation and the addition of a set of French doors and a singular door to the north side elevation.
- 2.4. The proposed external materials would match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site is located in the countryside to the north of Sibson, east of Burton Road and north of Tinsel Lane. The site comprises a three bedroom detached bungalow set back from Tinsel Lane within an extensive plot including an orchard. The bungalow is constructed of red facing bricks, grey flat concrete roof tiles and brown stained timber windows.
- 3.2. The applicant owns land to the west, north and east. Immediately to the west of the site there are associated, large scale barns used for the extraction of honey (bee farming). To the east there is a small lake and to the north an agricultural field with livestock (cattle). To the south there is an un-associated farm complex and agricultural fields.

4. Relevant planning history

84/00146/4

- Erection of bungalow in connection with bee farming BUSINESS
- Refused
- 01.05.1984

85/00708/4

- Erection of agricultural bungalow
- Planning Permission
- 22.10.1985

97/00538/FUL

- Extension to honey processing building and construction of lake
- Planning Permission
- 23.07.1997

18/00430/HOU

- Extensions and alterations to dwelling and erection of detached double garage
- Planning Permission
- 26.07.2018

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.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Sheepy Parish Council;

“SUPPORT

Please note, this response is based on documents available on HBBC Planning Portal as of 24th April 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council has reviewed the above application 25/00386/HOU - (The Bungalow Tinsel Lane Wellsborough, the erection of a detached garage and snooker room), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the design guidance in the Design Guide (Appendix 5) of the Neighbourhood Plan made May 2022. END”

7. Policy

- 7.1. Sheepy Parish Neighbourhood Plan 2018-2036
- Policy S8: Design
- 7.2. Core Strategy (2009)
- Policy 12: Rural Villages

- 7.3. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highways Design Guide (2024)

8. Appraisal

- 8.1. Key Issues
- Assessment against strategic planning policies
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety

Assessment against strategic planning policies

- 8.2 Notwithstanding that the application site is located in the countryside; the NPPF and Policy DM1 of the Site Allocations and Development Management Policies (SADMP) provide a presumption in favour of sustainable development. Policy DM4 of the SADMP sets out the circumstances in which development would be considered sustainable within the countryside, such as a householder application which leads to the enhancement of the immediate setting and does not impact upon the intrinsic value of the open character of the countryside. Compliance with the relevant sections of Policy DM4 of the SADMP will be assessed further in the following section.

Design and impact upon the character of the area

- 8.3 Policy DM4 of the Site Allocations and Development Management Policies allows for sustainable development in the countryside where it meets specific criteria. Criterion b) allows for development where it is for the extension of the existing buildings which lead to the enhancement of the immediate setting and therefore the proposal is acceptable subject to 5 sub-criteria that must be also met. Criterion i) is most relevant and requires that the development represents no significant adverse effects to the intrinsic value, beauty, open character and landscape character of the countryside location.
- 8.4 Policy DM10 of the Site Allocations and Development Management Policies seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.5 The application seeks full planning permission for a detached garage and snooker room at The Bungalow, Tinsel Lane, Wellsborough.

- 8.6 The Councils Good Design Guide seeks to ensure that *“Garages and car ports should generally be set back from the existing building so as not to dominate the street scene.”*
- 8.7 The proposed detached double garage would have a footprint measuring 7.20 metres in width and 6.37 metres depth. The proposed snooker room would be adjoined onto its rear elevation being set in from its southern side elevation by 0.50 metres and would have a footprint measuring 8.05 metres in width and 5.38 metres depth. The proposals would have a dual pitched form with a matching eaves height of 2.24 metres, however, would feature a varied ridge height of 5.08 - 5.30 metres. The proposals would sit forward of the existing dwelling, not complying with the Councils Good Design Guide, but would be set in from the adjacent highway, Tinsel Lane by a considerable 13.53 metres with mature hedgerow providing screening along the highway boundary, not appearing overly prominent. Both structures would be constructed in materials to match those of the existing dwelling.
- 8.8 A brick wall and a gated access are proposed to the north of the proposed detached garage, measuring 4.52 metre width and 1.78 metres in height. This aspect, however, constitutes to permitted development under Schedule 1, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 8.9 Further additional alterations include the addition of two garage doors to the front elevation, the addition of a set of French doors to the rear elevation and the addition of a set of French doors and a singular door to the north side elevation.
- 8.10 Criterion ii – v of Policy DM4 of the SADMP would not be relevant to this application as the proposal would not undermine the separation between settlements, not create or exacerbate ribbon development and is not located in the Green Wedge or the National Forest.
- 8.11 By virtue of the above the proposals would not result in any significant adverse impacts on the character or appearance of the surrounding countryside. The proposed scheme would therefore be in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.12 Policy DM10 of the Site Allocations and Development Management Policies seeks to ensure that developments will have no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.13 There are no residential properties in the immediate vicinity of the site and therefore the proposal would not result in any significant adverse impacts on any neighbouring properties and would be in accordance with Policy DM10 of the Site Allocations and Development Management Policies in this respect.

Impact upon parking provision

- 8.14 Policy DM18 of the Site Allocations and Development Management Policies seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.15 The Leicestershire Highways Design Guide seeks to ensure that double garages have minimum internal dimensions of 6.00 x 6.00 metres with a minimum door width of 2.30 metres.
- 8.16 The Leicestershire Highways Design Guide seeks to ensure that three bedroom dwellings provide an off-street parking provision for a minimum of two vehicles.

- 8.17 The proposed garage would have minimum internal dimensions of 6.00 x 6.81 metres, with a garage door width to either garage door of 2.50 metres and would achieve the required parking provision at the site through the garage alone, whilst also benefiting from the generous pre-existing hardstanding, meeting the requirements as set out by the Leicestershire Highways Design Guide and being in accordance with Policy DM18 of the adopted Site Allocations and Development Management Policies.

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.

10. Conclusion

- 10.1. The proposed development is for a property located within the countryside. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.1 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. It would neither have any adverse impacts upon the parking provision at the site.
- 10.2 On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM4, DM10 and DM18 of the Site Allocations and Development Management, the Leicestershire Highways Design Guide (2024), and the general principles of the Councils Good Design Guide. The proposal is, therefore, recommended for approval subject to 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 10th April 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM1, DM4, DM10 and DM18 of the Site Allocations and Development Management, the Leicestershire Highways Design Guide (2024), and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Block Plan, Drg No. 17/84 06B
- Site Location Plan, Drg No. 17/84 07B
as received by the Local Planning Authority on the 10th April 2025.
- Elevations, Floor Plans, 3D View, - Scheme 03 - Drg No. 17/84 04A as received by the Local Planning Authority on the 14th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM1, DM4, DM10 and DM18 of the Site Allocations and Development Management, the Leicestershire Highways Design Guide (2024), and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.
- b) Rainwater from the detached garage/snooker rooms roof should be positively drained into a suitable water butt, soakaway or domestic drainage system, and not be permitted to discharge directly onto the surface of the application dwelling neighbouring properties or public highway.