

Delegated Report

Planning Ref: 26/00251/HOU
Applicant: EMH HOMES SHORT
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 6 Metcalfe Street, Earl Shilton, Leicestershire

Proposal: Installation of external wall insulation to all facades of the building with a rendered finish.

Case Officer(s): Gwion Russell

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. This householder application seeks full planning permission for the installation of external wall insulation and a render finish at 6 Metcalfe Street, Earl Shilton.
- 2.2. The proposal is for all three façades of the exterior walls to be finished in cream render (EWI).

3. Description of the site and surrounding area

- 3.1. 6 Metcalfe Street is located within the settlement boundary of Earl Shilton on a residential estate. It is a two-storey semi-detached dwelling with a pitched hipped roof and central shared chimney. The application dwelling is currently finished in white render, with facing brick quoins and a facing brick base.
- 3.2. The wider street-scene mainly comprises two-storey semi-detached dwellings which are uniform in scale, massing and design however differ in exterior materials.

4. Relevant planning history

N/A

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received as a result of public consultation.

6. Consultation

- 6.1. No objections have been received from the following consultees:
- LCC Ecology
 - Earl Shilton Town Council

7. Policy

- 7.1. Core Strategy (2009)
- No relevant policies
- 7.2. Site Allocations and Development Management Policies (SADMP) DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design

7.3. Earl Shilton and Barwell Area Action Plan (2014):

- Policy 22: Development and Design

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Extensions and alterations to existing domestic properties within urban settlement boundaries 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

Design and impact upon the character of the area

8.2. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally.

8.3. The proposal includes rendered external walls with improvements in insulation. The three visible elevations currently have white render and brick quoins, and the proposal would see the coverage of the whole three elevations in cream-coloured render. The proposals can be viewed from the public realm but given the variety of designs and finishes in the area, the proposal is not considered to have an unacceptable adverse impact upon the character of the dwelling or the street scene. The proposal therefore complies with Policy DM10 of the adopted SADMP and the Good Design Guide (2020).

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 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, as follows:

- Proposed Elevations - Drg No. 8157/42
- Application Form
- Both received by the Local Planning Authority on 17/03/26

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).

11.3 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.