

Delegated Report

Planning Ref: 25/01009/FUL

Applicant: Julie Frost

Ward: Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Site: Botcheston Village Hall, Main Street, Botcheston

Proposal: Proposed single storey extensions to existing village hall to create improved WC facilities, indoor storage and service bar together with provision of means of escape access ramp (re-submission 22/00449/FUL)

1. Recommendations

1.1. Grant planning permission subject to:

- Conditions outlined at the end of this report.

2. Planning application description

- 2.1. The application seeks full planning permission for single storey extensions to the east (rear of existing hall) and north (side of existing hall) of the existing village hall. The extensions will provide improved WC facilities, indoor storage and service bar together with provision of means of escape access ramp. The application is a resubmission of the previously approved application referenced 22/00449/FUL).
- 2.2. The development includes a side extension which will provide improved toilet facilities, accommodating for a disabled WC. The proposed rear extension will provide additional indoor storage and a reconfiguration of the existing bar facilities.
- 2.3. The proposal seeks to use sympathetic and traditional materials to ensure that the extensions do not detract from the local heritage asset.

3. Description of the site and surrounding area

- 3.1. Botcheston village hall is a detached building, which operates as a community run venue within the centre of the village. The site is used for various events including meetings, weddings and general parties. The site benefits from a large main hall, a kitchen, a bar, and a large outside space including parking facilities.
- 3.2. The hall itself is detached and is located along Main Street, the main thoroughfare within Botcheston. The site is located within a row of one and two storey detached residential dwellings. The site is set back from the highways and is partially screened by a number of mature trees located within the site boundary. The site is accessed from Main Street and is secured by a low-level gate, adjacent to a low-level boundary treatment consisting of hedgerow.

4. Relevant planning history

22/00449/FUL

Proposed single storey extensions to existing village hall to create improved WC facilities, indoor storage and service bar together with provision of means of escape access ramp

Planning Permission

28/07/2022

91/00632/4

Extension to village hall

Planning Permission
30/07/1991

74/00730/4

Erection of two detached dwellings and formation of access
Refused
24/02/1975

5. Publicity

- 5.1. Neighbours were notified of the application; no objections have been received.

6. Consultation

- 6.1. No objections received.

7. Policy

- 7.1. Desford Neighbourhood Plan (DNP)

- Policy ENV5 – Local Heritage Assets
- Policy F2 – New or Improved Facilities
- Policy T1 – Traffic Management

- 7.2. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

- 7.4. Other relevant guidance

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

8. Appraisal

- 8.1. The application site is within a sustainable location in the identified boundary of Botcheston. Therefore, the development of the single storey extensions and associated escape access ramp is acceptable in principle, subject to the assessment of all other material considerations. The key issues in respect of this application therefore are:

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the SADMP indicates that development will be permitted providing it meets good standards of design including that it would complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have a significant adverse effect on the privacy and amenity of nearby residents.
- 8.3. The Village Hall is identified as a building of local heritage significance within the Desford Neighbourhood Plan (DNP). The Hall should also be considered as a non-designated heritage asset due to its local heritage significance. Policy ENV 5 of the DNP states that development proposals that affect an identified building or structure of local significance or its setting will be required to preserve and enhance the significance and setting of that heritage asset. Any benefits arising from a development proposal, or a change of use requiring planning approval, will need to be balanced against the scale of harm or loss and their significance as heritage assets.
- 8.4. Paragraph 216 of the National Planning Policy Framework (NPPF) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 8.5. Policy F2 of the DNP states that proposals that improve the quality and/or range of community facilities, will be supported provided that the development:
- a) Meets the design criteria stated in Policy H6 where appropriate
 - b) Does not harm highway safety;
 - c) Will not generate a need for parking that cannot be adequately catered for;
 - d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the parish wishing to walk or cycle; and
 - e) Takes into full account the needs of people with disabilities.
- 8.6. The proposed extensions are appropriately designed and will have no adverse impact on the street scene and therefore are subordinate and acceptable additions to the existing hall. The extension would not have an adverse impact upon the local heritage significance of the Hall. The proposal therefore complies with Policy DM10 of the SADMP, Policies ENV 5 and F2 of the DNP, paragraph 215 of the NPPF and the Hinckley and Bosworth Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7. Policy DM10 of the SADMP confirms the requirements of which permitted developments must achieve. DM10 (a) and (b) confirm that any development must not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. In addition, it is confirmed that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.
- 8.8. The existing village hall is located centrally to the sizeable plot and is detached in nature. The neighbouring residential properties are therefore located sufficiently away from the proposed development and are safeguarded by existing boundary treatments.

8.9. By virtue of the height and siting of the single storey extensions, they are not considered to have a detrimental impact on the residential amenity of the occupiers of the neighbouring properties. Similarly, the access ramp would have no impact on neighbouring residents, given its location and scale.

8.10. As such the proposal complies with Policy DM10 of the SADMP.

Impact upon highway safety

8.11. Policy DM17 of the SADMP states that the development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual and cumulative impacts of the development on the transport network are not severe.

8.12. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.

8.13. Policy T1 of the DNP confirms that with regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development must:

- a) Be designed to minimise additional traffic generation and movement through the villages.
- b) Incorporate sufficient off-road parking in line with housing policy H6;
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided.
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

8.14. The proposals do not impede on the existing parking facilities afforded to the village hall by way of their location, similarly, the extensions and inclusion of an escape/access ramp would not have any detrimental impacts on the local highway network nor highway safety.

8.15. The proposal therefore complies with Policies DM17 and DM18 of the SADMP and Policy T1 of the DNP.

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 By virtue of the appropriate scale, layout, form, design and proposed construction materials, it is considered that the proposed development would comply with Policies DM1, DM10, DM11, DM12, DM17 and DM18 of the adopted Site Allocations and Development Management Policies DPD, Policies ENV5, F2 and T1 of the Desford Neighbourhood Plan and the Good Design Guide. The proposal can therefore be supported.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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:

- Site Plan Drg No. 21250/P04 (Received on 16/10/2025)
- Proposed Elevations Drg No. 21250/P03B (Received on 16/10/2025)
- Proposed Floor Plans Drg No. 21250/P02B (Received on 16/10/2025)

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. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing hall.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy 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.