

Delegated Report

Planning Reference: 25/00730/HOU
Applicant(s): Mr and Mrs Rose
Ward: Barlestone, Nailstone and
Osbaston



Hinckley & Bosworth
Borough Council

Application Site: White Rose Barn, Lount Road, Osbaston

Proposal: Erection of a detached timber/brick double garage within the residential curtilage.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks planning permission for the erection of a double-bay detached garage outbuilding within the residential curtilage of White Rose Barn, Lount Road, Osbaston.

2.2. The detached garage is proposed to be sited southwest and to the rear of the main dwelling, but forward of its principal elevation (south facing). The garage is proposed with a footprint of approximately 38m², measuring 6225mm by 6000mm. The ridge height would be 2100mm and the eaves height would be 4597mm.

2.3. The garage outbuilding is proposed to be finished in timber cladding and will feature a dual-pitched roof. It would feature a brick base with horizontal timber cladding. The front elevation remains open, providing two open bays supported by timber posts. The roof would be finished with grey roof tiles. In addition, solar panels are proposed on the south facing pitch of the garage.

2.4. The proposals initially included a two-storey extension to the front (south) elevation, but this has since been omitted following concerns raised by Officers.

3. Description of the Site and the Surrounding Area

3.1. The application site is located at White Rose Barn, along Lount Road, outside the settlement boundaries of Carlton and Barlestone. Given that it is within the open countryside and was originally an agricultural converted property, it retains some of the original agricultural form of the building. The property comprises a two-storey detached end-terraced dwelling situated on a plot measuring approximately 1,850m².

- 3.2. The dwelling is constructed in red brick and features a dual-pitched gable roof. The plot is bounded by a mixture of hard and soft boundary treatments and features a metal storage container within the curtilage which is to be removed as part of the proposals.
- 3.3. The property benefits from several alterations in previous years. These include a projecting single-storey gabled entranceway provides the main entrance to the dwelling, a two-storey front extension provides additional internal living spaces and a single-storey timber framed conservatory side extension.
- 3.4. The surrounding area is predominantly agricultural, with some dwellings in the vicinity. Properties in the vicinity are generally of varying scale, massing and design, with several agricultural conversions within the immediate area.
- 3.5. To the south of the site lies further open rural/agricultural land; to the east, west and north are further sporadically sited buildings which serve residential purposes (some of which provide holiday accommodation).
- 3.6. The site is not located within a conservation area, nor is the property listed. However, pertinently to this application, the unit was granted a certificate of lawful proposed use to continue its use as a residential dwelling in 1997.

4. Relevant Planning History

- **84/00083/4**
- NEW FARM ACCESS TO LAND
- PERMITTED
- 08.03.1984

- **87/00136/4**
- EXTENSION TO FORM LOUNGE WC BEDROOMS AND BATHROOMS
- PERMITTED
- 20.03.1987

- **97/00421/CLU**
- CERTIFICATE OF EXISTING LAWFUL USE – DWELLING
- CERTLE
- 19.05.1997

- **97/01115/FUL**
- ERECTION OF CHIMNEY
- REFUSED
- 04.02.1998

- **98/00269/FUL**
- TWO STOREY EXTENSION TO DWELLING

- REFUSED
- 27.05.1998

- **98/00639/FUL**
- EXTENSION TO DWELLING
- PERMITTED
- 25.09.1998

- **01/01046/FUL**
- EXTENSIONS TO DWELLING AND ERECTION OF GARAGE
- REFUSED
- 8.05.2002

- **03/00567/FUL**
- TWO AND SINGLE STOREY EXTENSIONS AND ALTERATIONS TO DWELLING
- REFUSED
- 22.07.2003

- **08/00151/FUL**
- FOR DEMOLITION OF EXISTING CONSERVATORY AND EXTENSION AND ALTERATIONS TO DWELLING
- PERMITTED
- 15.03.2011

- **11/00005/EXT**
- EXTENSION OF TIME FOR EXISTANT PLANNING PERMISSION

- **18/00865/HOU**
- EXTENSIONS TO DWELLING AND ERECTION OF GARAGE
- REFUSED
- 8.05.2002

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 responses have been received.

6. Consultation

6.1 There have been no comments received by Osbaston Parish Council. LCC Ecology presented a holding objection to a previous scheme for a two-storey front extension, however the application has since been amended to omit this element.

6.2 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM14: Replacement Dwellings in the Rural Area
- Policy DM15: Redundant Rural Buildings
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

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

Design and Impact upon the Character of the Area

8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.

- 8.3 Policy DM4(i) (Safeguarding the Countryside and Settlement Separation) seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside. Some development will be considered sustainable, including extension of existing buildings which lead to the enhancement of the immediate setting.
- 8.4 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.
- 8.5 The Good Design Guide states that garages and carports should be designed as subordinate, well-integrated structures that complement the character of the main dwelling. Their scale, materials and roof form should reflect and reinforce the architectural style of the host property, avoiding visually dominant or incongruous additions. Garages and carports should also be positioned so that they do not detract from the street scene, instead contributing positively to the overall setting and ensuring that parking areas remain functional, safe, and well-proportioned.
- 8.6 The proposal is located beyond the settlement boundary and therefore there is no presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.
- 8.7 The proposed garage outbuilding is visible from the rear (also principal) elevation of adjoining property Lount Farm, but given the presence of hard boundary treatment, this is significantly mitigated. The proposed garage is partially visible from the open land to the south, however this is filtered by pockets of vegetation and the substantial garden length which further limits any public views. The site benefits from a brick wall and high wooden gates to the highway-facing boundary which forms offers screening from Lount Road, significantly mitigating public views from the highway of the site.
- 8.8 In terms of elements of detailing, the use of timber cladding is considered appropriate in the rural context of the site. The dual-pitch of the garage roof matches the materiality and pitch of the main dual-pitch of the host dwelling.
- 8.9 The siting of the garage outbuilding ensures appropriate separation distances from neighbouring properties and does not disrupt the established separation distances.
- 8.10 A garage outbuilding was previously refused under application 18/00865/HOU, due to its remote siting, use of facing brick and an excessive ridge height and these points have been addressed in the current proposals.
- 8.11 By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.12 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.13 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.
- 8.14 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.15 The site is adjacent to Woodville, which maintains a 29m from the garage outbuilding proposed and poses minimal amenity harm.
- 8.16 The proposed garage would be located to the rear of the dwelling. The access and driveway exist at present while the building would be sufficiently separated from the application property and dwellings to the west and east to avoid any adverse impact.
- 8.17 By virtue of these factors the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.18 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
- 8.19 Ultimately, 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, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.20 Although the proposal results in a reduction of off-street parking, the overall plot is substantial at 1,857m², with the driveway and turning area alone providing approximately 206m². As such, ample off-street parking would remain available, adequately compensating for the loss of the footprint due to the garage.
- 8.21 Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted subject to the conditions detailed at the end of this report.

11. Recommendation

12.1 **Grant planning permission** subject to:

- Planning reasons detailed at the end of this report.

12.2 Conditions

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:

- Application Form (received by the Local Planning Authority on 25/07/25)
- Revised Planning Statement (received by the Local Planning Authority on 25/07/25)
- Garage Plan - Drg No. 34564 (received by the Local Planning Authority on 25/07/25)
- Amended Proposed Block Plan – Drg No. 25 37 09 (received by the Local Planning Authority on 05/02/26).

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).

a. **Notes to Applicant:**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.