

Delegated Report

Planning Reference 26/00668/HOU
Applicant Mr and Mrs Graham and Beverly Adams
Ward Cadeby, Carlton, and Market Bosworth with Shackerstone



Hinckley & Bosworth
Borough Council

Application Site 23 St Catherines Avenue, Market Bosworth
Proposal New porch and addition of render to the front elevation
Case Officer Jack Playle (Technical Planning Assistant)

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 full planning permission for the erection of a front porch and the application of render to the principal elevation at 23 St Catherines Avenue, Market Bosworth. The proposed porch would project 2 metres from the existing principal elevation and measure 3.4 metres in width, with a ridge height of 4 metres and an eaves height of 2.7 metres.
- 2.2. The proposed front extension would be finished in white render, with clay roof tiles matching the existing roof and uPVC composite windows.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the west of St Catherines Avenue, within the settlement boundary of Market Bosworth. The application site comprises a detached bungalow constructed using both buff facing brickwork and partial white render under the bow windows and features a gable-ended roof design. The rear and side extensions were constructed under planning application 21/01350/HOU. The application site features white uPVC windows and a blue door on the principal elevation. St Catherines Avenue is wholly residential in character and contains a mix of styles and design of two-storey properties and bungalows and as a result there is no discernible unique character to the street scene.

4. Relevant Planning History

- 4.1. **21/01350/HOU** Permitted (determined: 22.02.2022)

Single storey rear/side extensions and associated works, garage conversion, and bow windows to front elevation

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents, with no responses being received.

6. Consultation

- 6.1. No responses have been received from statutory consultees.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 7.3. Market Bosworth Neighbourhood Plan 2020 – 2039 ('MBNP') (2025):

- Policy CE1: All New Development within Market Bosworth

- 7.4. National Planning Policies and Guidance:

- National Planning Policy Framework ('NPPF') (2026)
- National Design Guide ('NDG') (2019)
- Planning Practice Guidance ('PPG')

7.5. Other Relevant Guidance:

- The Good Design Guide (2020)
- Leicestershire Highway Design Guide ('LHDG') (2024)

8. Appraisal

8.1. NPPF Policy S4(1) confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. 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 NPPF Policy DP3(1) confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with NPPF Policies L2 and L3.

8.3 To create well-designed places, NPPF Policy DP3(2(c)) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

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. Policy CE1(a) of the MBNP requires all new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Policy CE1(b) of the MBNP requires all new development to respect adjacent rooflines.

- 8.5 The Good Design Guide states that two-storey extensions to the front of properties should not normally extend beyond the front elevation by more than 2 metres and not cover more than 50% of the front elevation. Front extensions should not result in the loss of existing parking spaces where it would impact on the street scene and car parking provision. The Good Design Guide confirms that roofscapes are a key character forming feature of detail in residential design.
- 8.6 The proposal would be single storey in scale and cover no more than 50% of the application site's front elevation. It also noted that front porches and partial or full render are already present in the surrounding area. For example, permission was granted for front porches of a similar height, design and scale at No. 24 St Catherines Avenue under application 20/00232/HOU and for at No. 22 St Catherines Avenue under application 22/00700/HOU. It is therefore considered that the proposal would integrate the character and context of the surrounding area.
- 8.7 By virtue of the proposed size, scale, height, massing and design of the proposal would therefore be considered to respect the character of the existing dwelling and surrounding area and would be in accordance with NPPF Policy DP3, Policy DM10 of the SADMP, Policy CE1 of the MBNP and the Good Design Guide.

Impact upon Residential Amenity

- 8.8 NPPF Policy P3(1) states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.
- 8.9 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.
- 8.10 The closest neighbouring properties to the proposed development would be 22 St Catherines to the west which would be separated from the proposal by 10.5 metres and 24 St Catherines to the east which would be separated from the scheme by 10.2 metres.

- 8.11 By virtue of the proposed front porch being sited on the principal elevation of the application site and its single storey massing and design, the proposal would not be considered to result in any significant adverse impacts to the residential amenity of the occupiers of the host dwelling, nor the amenity of neighbouring residential properties in these site-specific circumstances. By virtue of these factors, the proposal would be considered to accord with NPPF Policy P3 and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.13 NPPF Policy TR6(4) states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety.
- 8.14 NPPF Policy TR4(1)(e) requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.
- 8.15 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. 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.
- 8.16 The proposal would not make any amendments to the existing site access arrangements, it would not create any additional bedrooms, and it would not impact the parking capacity on site. Therefore, the scheme would not be considered to result in any material impact upon highway safety or the road network in accordance with NPPF Policies TR6 and TR4, and Policies DM17 and DM18 of the SADMP.

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 detailed 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 on 27.07.2026 as follows:

- Site Location Plan.
- Proposed Block Plan.
- Proposed Roof Plan DRW NO SCA-26-8A.
- Proposed Layout DRW NO SCA-26-5A.
- Proposed Parking - DRW NO SCA-26-1.
- Proposed Rear Elevation (C-C) and Side Elevation (D-D) DRW NO SCA-26-7A.
- Proposed Front Elevation (A-A) and Side Elevation (B-B) DRW NO SCA-26-16A.

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.