

Delegated Report

Planning Ref: 23/00228/FUL
Applicant: Mr & Mrs S & R Assinder
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: Twycross Pre-Prep School, The Hollies, Twycross

Proposal: Extension to existing garage/outbuilding to incorporate additional car port

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 application seeks full planning permission for an extension to an existing outbuilding at Twycross Pre-Prep School, The Hollies, 3 Sheepy Road, Twycross.
- 2.2. The extension will provide a new carport, with the open side on the front elevation, facing north east. It will be 5m wide and be the same depth as the existing outbuilding, 6m. The roof on the extension will match the existing roofline but the floor level will be lower, due to the sloping site.
- 2.3. The extension will incorporate the same brick plinth, timber cladding and tiled pitched roof with materials to match the existing outbuilding.

3. Description of the Site and Surrounding Area

- 3.1. The school site measures approximately 1.2 hectares and is located outside the south eastern edge of the settlement boundary of Twycross but within the Twycross Conservation Area. The main school building fronting onto Sheepy Road is a listed building.
- 3.2. The application site is located approximately 100 metres to the south east at the end of a hard surfaced track within the school grounds. There is a modern sports hall to the north, a modern school building to the north west, an enclosed hard surfaced ball court area to the north east, playing field to the east and residential properties to the south on Flax Lane and a public footpath.
- 3.3. The playing field to the east is identified as a key green space within the Twycross Conservation Area Appraisal (2007).
- 3.4. The existing building has a double car port and two single garages. It measures 12.6m in width and 6m in depth. The building faces into the school grounds with the rear wall facing Flax Lane.

4. Relevant Planning History

13/00821/FUL - Erection of new implement shed - Approved.

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 letters objection have been received.

6. Consultation

Twycross Parish Council – No Response.

HBBC Conservation Officer - No objection.

LCC Highways – No comment.

7. Policy

7.1. 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

7.2. National Planning Policies and Guidance

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

7.3. Other relevant guidance

- Twycross Conservation Appraisal

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

Assessment against strategic planning policies

8.2. The proposal is located within the settlement boundary of Twycross and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

8.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.4. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

8.5. The proposed development is therefore considered acceptable in principle.

Design and impact upon the character of the area

8.6. Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.7. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve

neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.

- 8.8. The proposed extension will not extend into the green space so its siting is considered appropriate. Due to its appropriate scale, form and construction materials it will maintain the character and appearance of the conservation area. Due to the considerable distance from the listed building, The Hollies, the proposal will have no material or discernible impact upon its significance.
- 8.9. The proposal is therefore compatible with the significance of the listed building and will preserve the significance of the Twycross Conservation Area, and consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the SADMP state that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.11. The nearest neighbouring residential properties are located approximately 30 metres to the south west of the proposed building and do not face directly towards it. As a result of the separation distance, the scale of the building at only 3.9 metres to ridge and its proposed use together with partial screening by boundary hedgerow, the implement store will not have any adverse impact on residential amenity.
- 8.12. Overall, it is considered that the proposal will have no adverse impact on the neighbouring residential amenity and therefore complies with Policy DM10 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.

10. Conclusion

- 10.1. The proposals maintain the character and appearance of the conservation area and would not adversely affect the amenities of the occupiers of neighbouring dwellings. The proposal complies with Policies DM10, DM11 and DM12 of the SADMP, section 12 of the NPPF and the statutory duty of Section 72 of the of the Planning

(Listed Buildings and Conservation Areas) Act 1990. It 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 51 of 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 Plans, Elevations & Site Location - Drg No. 251 PL-02, received on 10/03/2023.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed extension shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Plan Documents.

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.