

Delegated Report

Planning Ref: 26/00582/FUL

Applicant: Mr Pallett

Ward: Barlestone, Nailstone and Osbaston



Hinckley & Bosworth
Borough Council

Site: 2C Church Road, Barlestone

Proposal: Change of use from funeral directors (Class E) to residential (Class C3) including a self contained annexe, demolition of existing link and storage structures, erection of single storey extension and replacement roof

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 proposal is for the change of use from a funeral director (Class E), used formerly by Co-Op funeral care, to a residential dwelling (Class C3), including a self-contained annexe. The proposal also includes the demolition of an existing brickwork link development, and storage structures, and the erection of a single storey extension and replacement roof connecting the two existing buildings on site.
- 2.2. The development seeks to utilise the existing access from Church Road and provides 5no. off-street car parking spaces.

3. Description of the site and surrounding area

- 3.1. The application site is located at No. 2C Church Road, Barlestone, which has formerly operated as Heart of England Co-Op Funerals. The site is located northeast of the centre of Barlestone.
- 3.2. The buildings on site are assumed to have been erected approximately 18th/19th century and were assumed to have formerly been used as residential dwellings.
- 3.3. The site does not fall within the conservation area, however the original 2C dwelling, is considered to be an important heritage asset (B23) to the Parish Council.

4. Relevant planning history

19/00244/ADV

x1	illuminated	hanging	sign
Advertisement			consent
30.05.2019			

04/00954/FUL

Demolition of existing garage/mortuary and extension to existing workshop	
Planning	permission
05.11.2004	

5. Publicity

- 5.1. Neighbours were notified of the application via letter.
- 5.2. No responses have been received.

6. Consultation

- 6.1. Environmental Health: No objections to the proposal.
- 6.2. LCC Highways: Standing advice.

- 6.3. Barlestone Parish Council: No objections.
- 6.4. HBBC Drainage: No comments received.
- 6.5. HBBC Waste Management: No comments received.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 7: Key Rural Centres
- 7.2. Site Allocations and Development Management Policies DPD (SADMP) (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. Barlestone Neighbourhood Development Plan (2022)
 - Policy H2: Settlement Boundary
 - Policy H3: Windfall Sites
 - Policy H6: Design Standards
 - Policy ENV5: Built Environment: Local Heritage Assets
 - Policy TR1: Traffic Management
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2026)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (GDG) (2019)
 - National Design Guide (2019)

8. Appraisal

- 8.1. key issues in respect of this application therefore are:
 - Principle of development
 - Design and impact upon the character of the area
 - Impact upon neighbouring residential amenity
 - Impact upon highway safety
 - Planning balance

Principle of development

- 8.2. Paragraph 3 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.
- 8.2. Paragraph 15 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are

detailed within Paragraph 17 of the NPPF. Therefore, in accordance with Chapter 4 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

- 8.3. Policy S3 of the NPPF (2026) relates to a presumption in favour of sustainable development, meaning that Policy S4 of the framework should be applied when considering development proposals within settlements
- 8.3 The development is located within the defined settlement boundary of Barlestone, and as such, Policy S4 of the NPPF (2026) is engaged. Policy S4 of the NPPF, confirms that development proposals within settlement boundaries should be approved unless the benefits of doing so would be substantially outweighed by adverse effects which include (but are not restricted to) situations where the development proposal would:
- a) Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - b) Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c) Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 8.4. The development is therefore considered acceptable in principle, subject to satisfying the sections a-c. The development does not have adverse impacts on sections a and b, and Policy S4(c) shall be assessed within the wider sections of this report, alongside additional material planning considerations.
- 8.5. As the site is located within the settlement boundary of Barlestone which is identified as a Key Rural Centre and locationally sustainable, the principle of development also complies with Policy 7 of the Core Strategy and policies H2 and H3 of the Barlestone Neighbourhood Plan and Policy DM17 of the SADMP.
- 8.4 Further support to the proposal is offered by Policy L2(1)(b) of the NPPF which requires substantial weight to be given to the benefits of development proposals

which make better use of vacant and underutilised land and buildings, such as by bringing back into residential use empty homes or other suitable buildings.

Housing Land Supply

- 8.6. The Council's latest Five Year Housing Land Supply (5YHLS) statement confirms that for the period of 2026-2031 the council can demonstrate 4.48 years housing land supply.
- 8.7. Policy HO7 of the NPPF states that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidence accommodation needs of the community, as identified through needs assessments prepared for the area by the local planning authority and other relevant evidence.

Design and impact upon the character of the area

- 8.8. The development consists of change of use from funeral directors (Class E) to residential (Class C3) including a self-contained annexe, demolition of existing link and storage structures, erection of single storey extension and replacement roof.
- 8.9. Church Road leads from Main Street, Barlestone, towards St Giles church. The road is a narrow highway, with residential dwellings generally located abutting the highway, with the exception of a residential property and playgroup facility, which are set back, located closest to the church. There is a mix of rendered and brick properties, which are also generally two storeys.
- 8.10. The general footprint of the proposed development does not significantly exceed that of the cumulative floor space covered by the existing buildings within the site, nor is the overall height of the buildings increasing significantly.
- 8.11. The development is glimpsed from public vantage points from the highways, through the access track, located between the former funeral directors and the neighbouring dwelling. The overall design of the dwelling and extensions are considered appropriate and the proposed material palette used is considered to be acceptable, including the mock Tudor elements which do not offer any significant visual properties within the area.
- 8.12. The element which served the former funeral directors is to include a window facing onto Church Road. It has been discussed with the applicant within the application process that this window does not appear to be original from the streetscene, however, additional information was submitted evidencing that the window was in fact original and the opening can be seen from within the building itself. As such, the re-opening of this window would not be out of character with the original dwelling. However, the details of materials of the window and door openings are to be conditioned to be submitted post decision to ensure that the materials used would not be of detriment to the character of the area, or the locally important building.
- 8.13. The general development and conversion of the former funeral directors to a residential dwelling would not be considered unacceptable in this setting, given the history of the site, it is assumed that the building was likely originally a dwelling and is located in a heavily residential area, therefore this does not run against the general character of the area.

- 8.14. The application is therefore fully in compliance with Policy DM10 of the adopted SADMP, Policies H6 and ENV5 of the BNDP, and Policy DP3 of the NPPF (2026).

Impact upon neighbouring residential amenity

- 8.15. The proposed change of use, and associated demolition and extensions at the site are considered to follow closely the existing built form footprint and heights at the site. The development does include a number of revised openings, including roof lights, and upgraded windows to satisfy health and safety/fire safety requirements.
- 8.16. The proposal would therefore not exacerbate impacts on neighbouring residential amenity in terms of loss of light or overbearing impacts, and through the general design of the property, and location of openings, there would also not be any significant detrimental impacts in terms of overlooking or loss of privacy on neighbouring residents.
- 8.17. The future occupiers of the dwelling and associated annexe would benefit from sufficient space within the habitable rooms of the dwelling, alongside sufficient light provided through the openings for each room. It is noted that within the Councils Good Design Guide SPD, that dimensions in relation to garden amenity space is outlined. It is acknowledged that the existing garden space at the site is insufficient for a new residential dwelling, however when considering the nature and history of the site, this would not be considered impactful enough to warrant a refusal of planning permission.
- 8.18. The development is therefore considered to be in accordance with Policy DM10 of the adopted SADMP and Policy H6 of the BNDP.

Impact upon highway safety.

- 8.19. The development for the change of use to a residential dwelling and self-contained annexe totals 6no bedrooms at the property. The development as shown within the proposed plans, provides 5no. off-street car parking spaces to the north of the existing buildings. It is considered that this level of provision is satisfactory and would cater for the proposed development sufficiently.
- 8.20. Leicestershire County Council have been consulted as part of the proposal and have provided comments relating to their standing advice. It is not considered that the development would give rise to issues relating to highways safety, nor would the change of use lead to any significant pressures to the local highway network when considering its previous use.
- 8.21. As such the development is considered to be in accordance with Policies DM17 and DM18 of the adopted SADMP and Policy TR1 of the BNDP, and TR3 of the NPPF (2026).

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 development is located within a sustainable location, in the settlement boundary of Barlestone and forms the re-use of an existing building.
- 10.2 As outlined in the report the development by virtue of the appropriate nature of development, scale, layout, form, design and proposed construction materials it is considered that the proposed development would comply with the relevant policies of the Development Plan contained within the Site Allocations and Development Management Policies DPD, the Barlestone NP and the Core Strategy, furthermore there are no conflicts with the National Decision Making Policies within the NPPF. Therefore the application is recommended for approval.

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:

- Proposed and Existing Elevations DRW No.AVD-977-CRB-PL03
- Proposed Floor Plans DRW No.AVD-977-CRB-PL02

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) and Policy Policy H6 and ENV5 of the Barlestone Neighbourhood Development Plan (2022).

3. The materials to be used on the hereby approved development shall match that described within the 'Proposed and Existing Elevations DRW No.AVD-977-CRB-PL03'.

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) and Policy H6 of the Barlestone Neighbourhood Development Plan (2022).

4. The hereby permitted self-contained annexe shall remain ancillary to the residential dwelling of 2C Church Road, Barlestone, and shall not be occupied, sold, leased or let, on a permanent or temporary basis, as an independent unit of residential accommodation at any time.

Reason: To ensure that the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policy DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. **Notwithstanding the approved plans, prior to their installation full details of the amended windows and rooflights including material samples** shall be submitted to and approved in writing by the local planning authority prior to first installation.

Reason: 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) and Policy H6 and ENV5 of the Barlestone Neighbourhood Development Plan (2022).

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.