

Delegated Report

Planning Ref: 25/00323/HOU
Applicant: Sandra Johnson-Hall
Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: 96 Main Road Sheepy Magna Atherstone

Proposal: Construction of a greenhouse

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent for the construction of a greenhouse at 96 Main Road, Sheepy Magna.
- 2.2. The proposed greenhouse would measure 1.97 metres in width and 3.25 metres in depth. It would have a dual pitched roof which would measure 2.73 metres to the ridge and 1.72 metres to the eaves.
- 2.3. The base of the proposed greenhouse would be constructed out of red brick, with anthracite dark street to the glass surrounds.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Sheepy Magna and forms part of a ribbon development of residential properties to the northwest side of Main Road. It is a detached bungalow with a dual pitched gable fronted roof design and accommodation within its roof space. There is a flat roof garage attached to the southwest side elevation and set back from the front elevation. A single storey extension with flat roof behind a parapet wall has been constructed to its northeast side elevation and is the subject of this application. The original dwelling is constructed with light brown facing bricks, cream rendered panel to the front elevation, grey concrete roof tiles and white uPVC windows. The side extension is constructed with smooth grey facing bricks, parapet wall of blue bricks with stone coping and dark grey uPVC windows and doors.
- 3.2. The dwelling is set well back from the highway and screened by mature tree and shrub landscaping within the site frontage. A long tarmac surfaced driveway extends from the highway up to the side garage and across the front elevation providing off-street parking and turning spaces. The rear garden is enclosed by hedgerows and backs onto open countryside.
- 3.3. There are two similarly designed and styled detached bungalows to the southwest of the site and a recently constructed detached two storey house to the north-east of the site. Generally, there is a variety of scales, designs and styles along Main Road resulting in a varied street scene with no uniform character or appearance.
- 3.4. The site is situated within Flood Zone 2 and 3.

4. Relevant planning history

18/00533/HOU

- Single storey side extension
- Planning Permission
- 31.07.2018

21/00064/HOU

- Single storey side/rear extension
- Planning Permission
- 15.03.2021

23/00152/HOU

- Retention of flue, height of extension, brickwork, alterations to fenestration and reduction of 1 roof lantern (retrospective amendments to planning permission reference: 21/00064/HOU)
- Planning Permission
- 26.04.2023

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 comments have been received.

6. Consultation

- 6.1. Sheepy Parish Council;

"OBJECT

Please note, this response is based on documents available on HBBC Planning Portal as at 24th April 2025. Sheepy Parish Council kindly request that it is notified and consulted on any later changes to this application so as to ensure full compliance with the Sheepy Parish Neighbourhood Plan made May 2022. Sheepy Parish Council has reviewed the above application- 25/00323/HOU - 16 April 2025 (96 Main Road, Sheepy Magna- Construction of a greenhouse), and believes it is not compliant with the legally binding Sheepy Parish Neighbourhood Plan 'made' May 2022, namely policy S6 -Water Management. It must be noted that all policies in the plan should be considered collectively when determining any planning application.

Sheepy Parish Council notes that the location of the proposed greenhouse is within an area at risk of flooding (Flood Zone 2) (Source: Environment Agency – UK Gov website and also HBBC Constraints). This location was severely affected by flooding in 2007 and 2012 and the Parish Council is concerned that further building in this location will increase flood risk (to neighbouring properties and nearby infrastructure) through cumulative impact of development.

The Parish Council would advise that the applicant reconsiders the location of the proposed development (greenhouse) such that it is outside of Flood Zone 2 or 3. It appears that this could be accommodated within the curtilage of the property (96 Main Road, Sheepy Magna). If this could be achieved the Parish Council would then support the application. END"

- 6.2. Environmental Agency;

“Dear Sir/Madam,

We have reviewed the submitted documents and on this occasion the Environment Agency will not be making any formal comment on the submission for the following reason:

- The development falls within flood zone 2 and therefore the LPA should apply national flood risk standing advice (FRSA) in this instance.

[National flood risk standing advice for local planning authorities](#)

There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency. If, however, the proposal subsequently changes such that you feel that it may pose a significant environmental risk then please do not hesitate to contact us and we will be pleased to review our response.”

7. Policy

7.1. Sheepy Parish Neighbourhood Plan 2018-2036

- Policy S6: Water Management
- Policy S8: Design

7.2. Core Strategy (2009)

- Policy 12: Rural Villages

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. Key Issues

- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Flood risk

Design and impact upon the character of the area

8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD 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.

8.3 Policy S8 of the Sheepy Neighbourhood Plan seeks to ensure that development proposals are designed with evident care so as to respond positively to the

character of the area in which it is located, demonstrably respond to the features of its setting; and with the scale, form and character of the location and make a positive contribution to the street-scene.

- 8.4 The application seeks full planning consent for the construction of a greenhouse at 96 Main Road, Sheepy Magna.
- 8.5 The proposed greenhouse would be sited to the rear of the site being entirely screened from a public vantage point on Main Road, but, due to the presence of the public footpath (T15) immediately to the rear of the site potential views could still be achieved by local residents. Notwithstanding this, as the proposal would be set away from the north-west boundary by 4.35 metres, be of an appropriate scale and have materials all typical for that of a greenhouse the proposal would not have an adverse impact upon the character of the area.
- 8.6 The proposal is therefore considered to be in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S8 of the Sheepy Neighbourhood Plan and the general principles of the Councils Good Design Guide.

Impact upon neighbouring residential amenity

- 8.7 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.8 Policy S8 of the Sheepy Neighbourhood Plan seeks to ensure that development proposals are designed with evident care so as to show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.9 By virtue of the existing boundary treatment in place at the site, its minor nature and use, the proposal is not considered to bear any significant impacts upon the neighbouring properties in terms of loss of light or overlooking. On this basis, the proposal complies with Policy DM10 of the Site Allocations and Development Management Policies DPD and Policy S8 of the Sheepy Neighbourhood Plan.

Flood risk

- 8.10 Policy DM7 of the Site Allocations and Development Management Policies DPD seeks to prevent adverse flooding impacts.
- 8.11 Policy S6 of the Sheepy Neighbourhood Plan states that development should take full account of flood risk especially from rivers, groundwater and overland flow. Development should be directed to locations at lowest risk of flooding, applying the Sequential Test and if necessary applying the Exception Test. Where development is proposed in flood risk areas, mitigation measures must be in place to reduce the effects of flood water. Developments should take opportunities to reduce flood risk elsewhere. Development that includes a surface covering of more than five square metres should manage surface water run off with no net increase in the rate of surface water run off for Greenfield sites by including Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated in accordance with Appendix 5: Design Code.
- 8.12 Concerns have been received from Sheepy Parish Council that further building in this location will increase flood risk (to neighbouring properties and nearby infrastructure) through cumulative impact of development.

- 8.13 The proposal is situated within Flood Zone 2 and therefore is at a greater risk of flooding, a Flood Risk Assessment (FRA) was therefore submitted. The Environmental Agency have reviewed the FRA and refer to standing advice.
- 8.14 The Local Planning Authority have considered the referred to standard advice and whilst the site is situated within Flood Zone 2, the proposal is for a greenhouse of a standard size residential greenhouse, not on a significant area of hardstanding. The structure is of a modest footprint and location in the residential curtilage which would normally not require planning permission. The scale and nature of the development is such that it would not contribute significantly to the flood risk. Furthermore given the nature and scale of development, which would commonly not required planning permission it would not be reasonable to required drainage details. A standard informative has, nevertheless, been implemented directing the applicants to the EA Standing Advice.
- 8.15 Overall, the proposal is considered unlikely to lead to additional flooding and therefore is in line with Policy DM7 of the Site Allocations and Development Management Policies DPD and Policy S6 of the Sheepy Neighbourhood Plan.

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 proposal relates to extensions and alterations to an existing dwelling located within the settlement boundary of Sheepy Magna where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. The proposed development would complement the character and appearance of the host dwelling and would not cause any adverse impacts upon the visual amenity of the surrounding area or flooding.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policy DM1, DM7 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S6 and S8 of the Sheepy Neighbourhood Plan, and the general principles of the Councils Good Design Guide. The proposal 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 / 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 25th March 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1, DM7 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S6 and S8 of the Sheepy Neighbourhood Plan, and the general principles of the Councils Good Design Guide.

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Floor Plan, Drg No. MR/2025/001
 - Proposed Side Elevation A, Drg No. MR/2025/002
 - Proposed Side Elevation B, Drg No. MR/2025/003
 - Proposed Front Elevation, Drg No. MR/2025/004
 - Proposed Rear Elevation, Drg No. MR/2025/005
- as received by the Local Planning Authority on the 25th March 2025.

- Site Location Plan
 - Block Plan
- as received by the Local Planning Authority on the 1st April 2025.

Reason: To ensure a satisfactory form of development in accordance with DM1, DM7 and DM10 of the Site Allocations and Development Management Policies DPD, Policy S6 and S8 of the Sheepy Neighbourhood Plan, and the general principles of the Councils Good Design Guide.

11.3 Notes to applicant

- a) 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.
- b) The approved development should be carried out in accordance with the [National flood risk standing advice for local planning authorities](#) where applicable to the nature and scale of development.