

Delegated Report

Planning Ref: 25/00292/HOU
Applicant: Mr & Mrs Hancock
Ward: Barwell



Hinckley & Bosworth
Borough Council

Site: 147 Heath Lane Earl Shilton Leicester

Proposal: Conversion of existing garage and extension to porch canopy

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 conversion of an existing garage and the extension to an existing porch canopy at 147 Heath Lane, Earl Shilton.
- 2.2. The existing garage is to be converted into an open plan kitchen/dining space. The only external alterations include the removal of the existing garage doors to the front elevation and replacement with two windows, the addition of a set of French doors to the rear elevation and the removal of the existing access door to the gable elevation and replacement with a full length feature window.
- 2.3. The existing canopy is to be extended to the west by 3.52 metres. It would retain its existing 1.05 depth, 3.30 metre ridge height and 2.25 eaves height.
- 2.4. Additional alterations include the repositioning of the existing front access.
- 2.5. The proposed external materials would match those of the existing dwelling.
- 2.6. Amendments have been sought during the application process in the interests of good design. A re-consultation has been undertaken as part of this.

3. Description of the site and surrounding area

- 3.1. The application site comprises a two-storey detached residential dwelling situated within the settlement boundary of Barwell. The application dwelling comprises a pitched to hipped roof form with the use of red brick and cream render to the walls, composite grey cladding to the forward facing gable and grey painted timber to the mono-pitched canopy, brown interlocking tiles to the roof and grey uPVC to the openings. An integral double garage is sited to the west side of the main dwelling which along with the tarmacadam hardstanding is suitable to provide the dwelling with a more than adequate off-street parking provision.
- 3.2. To the north of the site sits Heath Lane Academy and to the west Fusion Academy. The further area surrounding the site is predominantly residential in nature comprising a two-storey scale. With the exception of the line of similarly designed dwellings to the east of the site, the street scene hosts a varied design and finish.

4. Relevant planning history

98/00074/FUL

- Erection of attached double garage and utility

- Planning Permission
- 30.03.1998

06/00992/TPO

- Works to tree
- Permit Tree Preservation Order Works
- 06.10.2006

17/01104/TPO

- Oak Tree (T1) - crown reduction by 2m, crown lift (1m clearance over surrounding properties), clear all dead wood.
- Permit Tree Preservation Order Works
- 13.12.2017

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents
- 5.2. No comments have been received.

6. Consultation

- 6.1. Barwell Parish Council;

"No objections."

- 6.2. LCC Highways;

"There would appear to be no material impact on the public highway and therefore the Local Highway Authority has no comments to make."

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan (AAP) 2006-2026
 - Policy 22: Development and Design
- 7.2. Core Strategy (2009)
 - Policy 3: Development in Barwell
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM18: Vehicle Parking Standards
- 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)

- Leicestershire Highways Design Guide (2024)

8. Appraisal

8.1. Key Issues

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

Design and impact upon the character of the area

- 8.2 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.3 Policy 22 of the Earl Shilton and Barwell AAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.4 The application seeks full planning consent for the conversion of an existing garage and the extension to an existing porch canopy at 147 Heath Lane, Earl Shilton.
- 8.5 The associated external alterations for the garage conversion are minimal and include the removal of the garage door and its infill with blockwork and two new windows, the addition of a set of French doors to the rear elevation and the removal of the existing access door to the gable elevation and replacement with a full length feature window. All openings would have a matching style and sympathetic proportion to the existing fenestration, with the infill brickwork matching that of the existing dwelling.
- 8.6 The existing canopy above the main dwellings entrance is to be extended to the west by 3.52 metres. It would retain its existing 1.05 depth, 3.30 metre ridge height and 2.25 eaves height appearing to be a subordinate addition.
- 8.7 Additional alterations include the repositioning of the existing front access.
- 8.8 The proposed external materials would match those of the existing dwelling.
- 8.9 By virtue of their siting, small scale, design and proposed appearance, the proposals are considered to respect and complement the character and appearance of the existing dwelling and wider street scene in accordance with Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP and the general principles of the adopted Good Design Guide

Impact upon neighbouring residential amenity

- 8.10 Policy DM10 of the Site Allocations and Development Management Policies DPD states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.11 Policy 22 of the Earl Shilton and Barwell AAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.12 The proposal would only include the enlargement of the existing canopy porch retaining its dimensions in terms of projection and height and would host no significant alterations to the existing fenestration. The proposal would therefore have no adverse impacts on the privacy or residential amenity of the occupiers of the neighbouring dwelling and would be in accordance with Policy DM10 of the Site

Allocations and Development Management Policies DPD and the general principles of the adopted Good Design Guide. No objections have been received from any neighbouring properties.

Impact upon parking provision

- 8.13 Policy DM18 of the Site Allocations and Development Management Policies DPD seeks to ensure an appropriate level of parking provision of appropriate design.
- 8.14 The Leicestershire Highways Design Guide seeks to ensure that where a dwelling hosts three or more bedrooms, three off-street parking spaces are provided.
- 8.15 The proposed scheme would result in the dwelling hosting an additional bedroom as well as the loss of two off-street parking spaces due to the conversion of the existing double garage. Nevertheless, due to the extent of the existing tarmac hardstanding the parking provision at the site would remain satisfactory to host a minimum of three off-street spaces and, furthermore, the safety of the users of the adjoining highway will not be compromised. The application, therefore, complies with Policy DM18 of the Site Allocations and Development Management Policies DPD and the general principles of the Councils Good Design Guide.

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 is located within the settlement boundary of Barwell. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2. The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would complement the character and appearance of the host dwelling, would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site or upon the existing parking provision.
- 10.3. On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10 and DM18 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell AAP 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

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 20th March 2025.

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).

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

- Site Location Plan
 - Block Plan
 - Parking Provision
- All as received by the Local Planning Authority on the 20th March 2025.

- Proposed Elevations
 - Proposed Floor Plans
- Both as received by the Local Planning Authority on the 15th April 2025.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

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.