

Delegated Report

Planning Reference: 26/00441/FUL
Applicant(s): Mr Farhad Tailor
Ward: Hinckley De Montfort



Hinckley & Bosworth
Borough Council

Application Site: 67 and 69 Druid Street,
Hinckley

Proposal: Change of use of the ground floor from commercial (E(a)) to residential (C3) to create two one bedroom flats

Case Officer: Gwion Russell (Planning Officer)

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 full planning application seeks planning permission for the change of use of the ground floors of 67 and 69 Druid Street from Commercial Use (Class E(a)) to two separate one-bedroom apartment units. The site currently operates as a pet shop.
- 2.2. The application proposes the subdivision of the existing floorspace within Nos. 67 and 69 Druid Street, with the division occurring broadly along the centre of the buildings. External alterations would be minimal, comprising primarily the replacement of the associated front entrance doors and replacement of French doors at the rear elevations of both proposed apartments.
- 2.3. Internally, several minor layout changes are proposed; however, the development would retain much of the existing building fabric, including sections of the current wall structure and existing window openings.
- 2.4. Bin storage and off-street parking spaces are proposed at the rear of the building, sited within an existing parking courtyard.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at both 67 and 69 Druid Street, within the settlement boundary of Hinckley. The property comprises a terraced building, with the latter being an end-of-terrace property. Both properties are situated along the ground-floor of the building.
- 3.2. The wider 2.5-storey building is finished in brown brick and features a dual-pitched roof. The property is sited directly adjacent to a pedestrian pavement and highway.
- 3.3. The surrounding area features residential apartments and some service/retail units intermittently placed along Druid Street and New Street, sited perpendicular. Directly opposite the site are typical Victorian residential terraced dwellings, alongside a public car park, a 1920s themed cocktail bar and a carpet shop. Both 67 and 69 Druid Street are both currently used as a sole dog grooming business.
- 3.4. The site is within Hinckley's Druid Street Conservation area and is identified as being within a swift nesting site.

4. Relevant Planning History

- 4.1. There is no planning history associated with this property.

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, and a notice was displayed in the local newspaper. The following concerns were raised:
 - 5.2. A comment was raised regarding the number of one-bedroom apartments in the area; however, this would not constitute a material planning consideration in the determination of this planning application. No comments were raised in support or objection to the scheme.
 - 5.3. A further representation raises concerns that the proposed development would increase pressure on an area already affected by high residential density, limited parking and a concentration of HMOs. It notes that the ongoing flats development at 66 Druid Street is likely to add further demand on local parking and services. Reference is made to the Council's Article 4 Direction, which highlights concerns regarding the overconcentration of HMOs in the area, and requests that this be considered, particularly if the proposal is intended for rental accommodation. The representation also highlights increasing levels of nighttime noise in Druid Street and suggests that further residential intensification could worsen these issues.
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5.4. The responses can be read in full on the Council's website.

6. Consultation

6.1. There have been no objections from the following consultees:

- HBBC Conservation Officer
- LCC Ecology
- National Grid
- HBBC Town Centre Management

6.2. No further responses have been received.

7. Policy

7.1. Core Strategy (2009):

- Policy 1: Development in Hinckley
- Policy 16: Housing Density, Mix and Design

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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards
- Policy DM22: Vitalising District, Local and Neighbourhood Centres

7.3. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
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- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. The key issues in respect of this application are:

- Principle of development
- Housing supply
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Principle of Development

8.2. The application seeks the change of use of an existing commercial unit, currently occupied by a pet shop/dog grooming business, to form two self-contained residential apartments within Hinckley town centre. Given the site's location, there is a presumption in favour of sustainable development in line with Policy DM1 of the SADMP (2016). The site occupies a sustainable location with good access to shops, services, public transport and employment opportunities. Whilst the proposal would result in the loss of existing commercial floorspace, it would not result in the over proliferation of any one use type in the centre. The principle of development within this town centre location is therefore considered acceptable in accordance with Policy DM22, subject to its compliance with Policies DM10, DM11, DM12, DM17 and DM18 of the SADMP.

Design and Impact upon the Character of the Area

- 8.3. The proposal is for the change of use of the ground floor from a commercial premises into residential apartments with independent accesses. The only external alterations to the building include a change of front door and replacement of French doors to the rear elevations. These changes remain modest and would result in negligible impact to the overall building and wider area. HBBCs Conservation Officer has no objection to the proposals.
- 8.4. Overall, it is considered that the proposal would have a neutral impact upon the character and appearance of the building and the Druid Street Conservation Area, thus preserving its significance. The proposal therefore complies with Policies DM10, DM11 and DM12 of the SADMP, Section 72 of
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the planning (Listed Buildings and conservation Areas) Act, and Section 16 of the NPPF.

Impact upon Residential Amenity

- 8.5. No extensions or external alterations are proposed, therefore there would be no adverse impacts upon the neighbouring properties.
- 8.6. To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within the Councils Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Technical Housing Standards (THS) (2015) wherever possible.
- 8.7. Both apartments are one-bedroom, double occupancy, single storey, and would exceed a gross internal floorspace of 50 sqm as required by the THS.
- 8.8. The proposal would not provide a private amenity space, but the site is located directly within Hinckley Town Centre which has access to multiple shops and services, educational facilities and recreational facilities including nearby parks.
- 8.9. The concerns raised by neighbouring occupiers regarding potential noise disturbance have been carefully considered. However, given the predominantly residential nature of the surrounding area, which already contains several residential properties, the creation of two additional apartments is not considered likely to generate a level of activity or noise that would result in a material adverse impact on neighbouring amenity.
- 8.10. By virtue of the above the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and would provide a suitable level of amenity for future occupiers. Therefore, the proposal is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.11. An objection has been received raising concerns that the development may increase demand for parking and place additional pressure on local services.
 - 8.12. The proposal would create two one-bedroom apartments. The Leicestershire Highway Design Guide does not provide a specific parking standard for one-bedroom apartments, instead stating that dwellings with up to three bedrooms should provide two off-street parking spaces. The proposals include one
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parking space per apartment to the rear, accessed via New Street. This is considered to be an acceptable level of parking provision in this site-specific case.

- 8.13. The site is located within a sustainable and accessible area close to Hinckley town centre and within walking distance of alternative sustainable modes of transport. The proposal is therefore in accordance with Policies DM17 and DM18 of the SADMP and the LHDG.

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. 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.
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11.2 Conditions

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 as follows:

- Application Form
- Site Location and Proposed Block Plan - 26.4665.05A
- Proposed Site and Roof Plan – 26.4665.06
- Proposed Elevations - 26.4665.07
- Proposed Floor Plans - 26.4665.08
- All received by the Local Planning Authority on 18/05/26

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11, and DM12 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.
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