

Delegated Report

Planning Ref: 24/00652/FUL

Applicant: Mr Stewart Elliot

Ward: Ambien

Site: The George And Dragon, Station Road, Stoke Golding

Proposal: Glazed canopy over existing seating



Hinckley & Bosworth
Borough Council

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 proposal seeks the erection of a glazed canopy over the existing seating area to the rear of the public house.

3. Description of the site and surrounding area

- 3.1. The George and Dragon is a traditional style public house in a prominent location at the intersection of three roads in the heart of the village. It has an L shaped footprint, with the main part of the building fronting directly onto the street in common with other adjacent buildings on Station Road. The lower one/two storey wing at the rear extends into the car park area and runs adjacent to the boundary with 4/4A Station Road and The Stableyard. The building is within the village conservation area and makes a positive contribution to the street scene.

4. Relevant planning history

22/00406/FUL

New rooflights to rear roof slopes, new solar panels to east and west roof slopes
Planning permission
28.10.2022

5. Publicity

- 5.1. The application has been publicised by posting letters to neighbours and a site notice posted within vicinity of the site. A press notice was published in the Hinckley Times.
- 5.2. No responses have been received.

6. Consultation

- 6.1. HBBC Drainage: No objections.
- 6.2. Stoke Golding Heritage Group: No comments received.
- 6.3. Ramblers Association: No comments received.
- 6.4. Leicester CAMRA: No comments received.
- 6.5. HBBC Conservation Officer: Comments forming impact on conservation area section of this report – no objections.
- 6.6. Stoke Golding Parish Council: No comments received.

7. Policy

7.1. Site Allocations and Development Management Policies DPD (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

7.2. **Core Strategy (2009)**

- Policy 7: Key Rural Centres
- Policy 11: Stand Alone Key Rural Centres

7.3. **National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.4. **Stoke Golding Neighbourhood Plan (2024)**

- Policy SG14: Locally Valued Heritage Assets
- Policy SG15: Design
- Policy SG18: Commercial, business and service uses in the village centre

7.5. **Other relevant guidance**

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

8. **Appraisal**

8.1. **Key Issues**

- Assessment against strategic planning policies
- Design and impact upon the character of the area and conservation area
- Impact upon neighbouring residential amenity
- Impact upon highway safety

Assessment against strategic planning policies

- 8.2. Paragraph 2 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. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.
- 8.3. The development plan in this instance consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016) and the Stoke Golding Neighbourhood Plan (2024).
- 8.4. Policy 7 of the Core Strategy generally supports the enhancement of existing employment opportunities in the Key Rural Centres.
- 8.5. Policy SG18 of the Stoke Golding Neighbourhood Plan (NP) supports development that will enhance the commercial, business and service functions of the village centre.

- 8.6. There are no known strategic issues with the proposal and the proposed would be in accordance with the Core Strategy, Policy DM1 of the SADMP and Policy SG18 of the NP.

Design and impact upon the character of the area and conservation area

- 8.7. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8. Policies DM11 and DM12 of the SADMP seek to protect and enhance heritage assets. The application site is located within the Stoke Golding Conservation Area.
- 8.9. Policy SG15 of the SGNP seeks to ensure design is in keeping with the character of the area.
- 8.10. The George and Dragon is a historic public house located within the Stoke Golding Conservation Area. It occupies a prominent position within the settlement, facing the junction of High Street, Main Street and Station Road. The building has a fine symmetrical plan front elevation. There is a single and two storey scale range extending to the rear of the building along its western boundary, and a single storey flat roofed extension with balustrade situated in the corner between the two-storey range and original historic building. Whilst the ranges and extensions to the rear are of a functional appearance, due to its historic interest and the architectural interest of the original front building, the George and Dragon is identified as an important local building within the Stoke Golding Conservation Area Appraisal (2013) and it is considered to contribute positively to the character and appearance of the conservation area.
- 8.11. The proposal is to erect rectangular plan canopy over the public house seating area within the rear garden. The canopy footprint would extend close to the existing building line of the flat roofed extension to the side and slightly beyond the two-storey range to the rear. The canopy would be constructed of an aluminium frame with toughened laminated glazing. It would have a shallow mono-pitch roof and be open to the north-west and north-east elevations, through which the existing elevations of the building and the wider public house site would be visible. The siting and scale of the canopy would ensure it sits relatively comfortably on the affected elevations of the building. Whilst it would have a purely functional appearance, this would be consistent with the existing appearance of the elevations that face the pub garden, and although there is some limited visibility of the side elevations of the public house from High Street, in such glimpsed views the canopy would not detract from the historic and architectural interest of the original front building to any discernible degree.
- 8.12. The proposal would have a neutral visual impact upon the George and Dragon and the wider Stoke Golding Conservation Area. Consequently, the proposal would preserve the significance of the conservation area and thus comply with Policies DM10, DM11 and DM12 of the Site Allocations and Development Management Policies DPD, section 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.13. Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.14. The proposal is for a glazed canopy over the existing outdoor seating area. The proposal is not considered to cause detrimental impacts to neighbouring residential

amenity by way of overlooking, overshadowing, loss of light, privacy or noise impacts. This is due to the nature of the development being minor and the location of the development being well contained within the site.

- 8.15. As such it is considered that the proposal is in general accordance with Policy DM10 of the SADMP and the guidance set out within the Good Design Guide.

Impact upon highway safety

- 8.16. Policies DM17 and DM18 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety and requires new development to provide an appropriate/justified level of parking provision.
- 8.17. The proposal is not considered to give rise to detrimental impacts on highway safety, nor does it impact the existing off-street parking afforded to staff and customers. As such the proposal can be considered to be in accordance with Policy DM17 and DM18 of the SADMP.

Equality implications

- 8.1 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.
- 8.2 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.
- 8.3 There are no known equality implications arising directly from this development.
- 8.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

9. Conclusion

- 10.1. It is considered that the proposal has limited impacts on the character of the area, neighbouring amenity and highways safety. The proposal therefore complies with Policies DM10, DM11, DM12, DM17 and DM18 of the SADMP.

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

Design & Access and Conservation Statement
Proposed Plans and Elevations Drg No. 02
Elevation and Plan Drg No. 001
Section Drg No. 002

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).

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.