

Delegated Report

Planning Ref: 23/00928/FUL
Applicant: The Parish of St Peter's Hinckley
Ward: Hinckley Castle



Hinckley & Bosworth
Borough Council

Site: St Peters Roman Catholic Church, Leicester Road, Hinckley

Proposal: Extension to provide new entrance lobby, associated parking reconfiguration and tarmac

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks full planning permission for an extension along with associated parking reconfiguration and tarmacking at St Peters Roman Catholic Church, Leicester Road, Hinckley.
- 2.2. The 55m² extension will provide a new entrance lobby at the front of the Church, whilst allowing 16m² of existing external space to be converted into internal floor space. The extension will have a gently sloping roof with an 8° pitch. The roof height will be 2.7m at the extension front elevation and 3.6m where it meets the existing church front elevation, falling below the Lancet-style windows.
- 2.3. Externally, the extension comprises facing brickwork to match the existing building, with decorative blue brick soldier course detailing to replicate the existing soldier course border around the existing main entrance. Seven full height Lancet-style windows have been selected to match the existing high-level church windows, sitting beside two sets of aluminium double-glazed entrance doors.
- 2.4. An access ramp to the entrance doors results in the loss of one disabled parking space, which will be reallocated elsewhere.

3. Description of the Site and Surrounding Area

- 3.1. St Peters Roman Catholic Church occupies a large and well established site on the corner of Spa Lane and Leicester Road. It lies within the settlement boundary of Hinckley. The church currently comprises the priory, main church building and separate hall. The priory appears as a former large dwelling and the other buildings have been added to the site at various times afterwards.
- 3.2. The existing church building is a later twentieth century building of brick elevations and tiled roof. The form of the building is irregular and has a low pitch roof. The existing hall building is also of irregular form, of circular design with a conical roof. The building is recognisable 1960's design style.
- 3.3. The site comprises of extensive car parking provisions and playing fields/lawn areas to the rear.
- 3.4. The site is not listed nor is it within a Conservation Area. However, 40m north of the entrance of the church building lies a World War I and II memorial, recently listed as a structure of special historic and architectural interest (at grade II).

4. Relevant Planning History

09/00261/FUL - DEMOLITION OF EXISTING CHURCH HALL AND ERECTION OF REPLACEMENT CHURCH HALL - Approved.

5. Publicity

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

6. Consultation

- HBBC Town Centre – No response.
- HBBC Conservation Officer - No objection.
- LCC Highways – No objection, see advisory notes.
- HBBC Drainage - No objection.
- HBBC Pollution - No objection.

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (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

- 7.2. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

8. Appraisal

- 8.1. Key Issues

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

Assessment against strategic planning policies

- 8.2. The proposal is located within the settlement boundary of Hinckley and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

- 8.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 8.4. Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

- 8.5. The proposed development provides a new entrance lobby and reconfigures the parking on the site. It is considered acceptable in principle.

Design and impact upon the character of the area

- 8.6. Policy DM10 of the SADMP 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.
- 8.7. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Proposals which seek to improve neutral and negative areas inside conservation areas, which also lead to the overall enhancement of the conservation area, will be supported.
- 8.8. The Council's Conservation Officer has concluded that:
- 8.9. *"the proposed front extension is of a moderate scale and footprint and reflects the form and appearance of the existing church building. Due to its appropriate design and the intervening distance between the proposed extension, the church building and the war memorial it is considered that the proposal would have no direct physical impact upon the war memorial, nor would it adversely alter its setting."*
- 8.10. The proposal is therefore compatible with the significance of the listed memorial and consequently it complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 8.11. The scheme has no wider impacts on the character of the area.

Impact upon neighbouring residential amenity

- 8.12. Policy DM10 of the SADMP state that proposals should not adversely affect the occupiers of the neighbouring properties.
- 8.13. Due to the scale and location of the proposal it will not have any adverse impact on residential amenity.
- 8.14. Overall, it is considered that the proposal will have no adverse impact on the neighbouring residential amenity and therefore complies with Policy DM10 of the SADMP.

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 proposals maintain the character and appearance of the nearby listed memorial and would not adversely affect the amenities of the occupiers of neighbouring dwellings. The proposal complies with Policies DM10, DM11 and DM12 of the SADMP, Section 12 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990. It 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 51 of 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:

- Site Plan, Drg No.2156/05, received on 21/09/2023.
- Proposed Layout, Drg No. 2156/02 Rev B, received on 21/09/2023.
- Existing, Proposed Elevations, Drg No. 2156/03 Rev B received on 21/09/2023.

Reason: To ensure a satisfactory impact of the development to accord with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed extension shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Plan Documents.

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.
2. Prior to construction, measures should be taken to ensure that users of the Public Right of Way are not exposed to any elements of danger associated with construction works.
3. The Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980.
4. The Public Right of Way must not be further enclosed in any way without undertaking discussions with the Highway Authority (0116) 305 0001.
5. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an

application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.

6. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
7. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal.