

Delegated Report

Planning Ref: 25/00090/HOU

Applicant: Mr John Hitchcock

Ward: Cadeby Carlton M Bosworth & Shackerstone



Hinckley & Bosworth
Borough Council

Site: Old Bakery Cottage 2 Rectory Lane Market Bosworth

Proposal: Replacement roof to kitchen including new roof lights and associated works

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 permission for a replacement roof to the kitchen with new roof lights to the eastern slope, the blocking up of the window to the eastern elevation of the kitchen, the blocking up of the door to the northern elevation of the kitchen and installation of a door to the eastern elevation of the hallway at Old Bakery Cottage, 2 Rectory Lane, Market Bosworth.
- 2.2. The scheme proposes no enlargements to the dwellings structure and the materials of the roof and openings are to match those of the existing dwelling.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey semi-detached residential dwelling, situated within the Market Bosworth settlement boundary and conservation area. Its footprint is evident on the Ordnance Survey 1885 map and its mock Elizabethan appearance reflects an architectural style typical of the late-19th century. Given its location within the historic core of the village then it is likely that development on the plot precedes this period. Overall, the building is of historic and architectural interest and it is considered to make a positive contribution to the character and appearance, and thus significance, of the conservation area.
- 3.2. The building is identified as an unlisted building of local historic or architectural importance within the Market Bosworth Conservation Area Appraisal (MBCAA) (2014). The MBCAA also acknowledges that there is an important vista looking southwards down Sutton Lane past the western elevation of Old Bakery cottage and that there are opportunities for improvement to the boundary treatments of the application site along Sutton Lane, such as the creation of additional and native means of enclosure. Properties along Rectory and Sutton Lane are varied in appearance.

4. Relevant planning history

89/01412/4

- Sun lounge study conversion of existing store to bedroom annex
- Planning Permission
- 09.01.1990

99/00488/FUL

- Erection of conservatory
- Planning Permission
- 30.07.1999

08/01114/TPOCA

- Works to 5 no. trees
- Permit Conservation Area TPO Works
- 08.01.2009

09/00309/TPOCA

- Felling of one laburnum tree.
- Permit Conservation Area TPO Works
- 08.06.2009

20/01014/HOU

- Single storey extension to south side
- Planning Permission
- 14.12.2020

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 press.
- 5.2. No comments have been received.

6. Consultation

- 6.1. Market Bosworth Parish Council;

“Market Bosworth Parish Council has no objections to this planning application.”

- 6.2. Market Bosworth Society;

“Whilst not a listed building Bakery Cottage is an important building within Market Bosworth. The building is recorded in the Heritage Asset List and lies within the Market Bosworth Conservation Area. Having reviewed the plans carefully it can be seen that this will have a minimal effect upon the outward profile of Bakery Cottage. The changes will not detract from the attractiveness of the building and it is hoped will make the building more amenable to habitation. Taking this into consideration the Market Bosworth Society has no objections to the planned works. The Market Bosworth Society is happy to support this application.”

- 6.3. HBBC Conservation Officer;

“There is an existing single storey extension projecting to the south from the main two storey range. The projection appears to be of similar age to the main dwelling and is constructed of red brick with a dual pitched clay tile roof, gable end chimney

stack, dentil eaves course and a traditional cottage style window and door to the Sutton Lane elevation. The proposal is to replace the roof on the extension to the same profile, form and materials, with the main alteration being the proposed insertion of two conservation style roof lights, fitted flush to the roof plane, on the eastern elevation. In my opinion these proposed works will maintain the appearance of the existing extension and due to the siting of the roof lights on an elevation that faces the interior garden of the cottage rather than the wider street scene this aspect of the proposal will have no adverse visual effect upon the character of the conservation area, which includes the important view identified within the MBCAA.

The description of development on the application form identifies that the window to the east of the kitchen is to be blocked up, although my interpretation of the proposed floor plans and elevations is that the window on the eastern elevation of the kitchen (in the extension) and all other windows to the east on the property would remain. These details should be confirmed, but even if any of the above fore mentioned windows are to be blocked up the proposal would result in a negligible visual change to the appearance of the cottage and would not have any adverse impact upon the significance of the conservation area.

Further development described on the application form includes:

- *Existing exit from the hallway is to be relocated to the existing wall perpendicular to existing location*
- *Existing format of Utility and W/C area to be reconfigured.*

Again, these works are not clear on the proposed floor plans and elevations and from the description it is possible that the works are internal only, and thus not development. The details and location of these works should be clarified with the agent. I would be happy to comment if such works are classed as development, but no adverse impacts upon the character and appearance of the conservation area are expected from them.

For the above reasons in my opinion the proposal would result in a neutral change within the Market Bosworth Conservation Area, thus having no adverse impacts upon its character and appearance and preserving its significance. The proposal therefore complies with Policies DM11 and DM12 the SADMP, Section 16 of the NPPF and Section 72 of the 1990 Act."

7. Policy

7.1. Market Bosworth Neighbourhood Plan 2014-2026

- Policy CE1: Character and Environment

7.2. Core Strategy (2009)

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

7.3. 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

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 and conservation area
- Impact upon neighbouring residential amenity

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

- 8.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty in the exercise of planning functions stating that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.4 Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.
- 8.5 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.6 Policy CE1 of the Market Bosworth Neighbourhood Plan seeks to ensure that all new development within Market Bosworth is in keeping with the area character in terms of scale, layout and materials to retain local distinctiveness and create a sense of place.
- 8.7 The application seeks full planning permission for a replacement roof to the kitchen with new roof lights to the eastern slope, the blocking up of the window to the eastern elevation of the kitchen, the blocking up of the door to the northern elevation of the kitchen and installation of a door to the eastern elevation of the hallway at Old Bakery Cottage, 2 Rectory Lane, Market Bosworth.
- 8.8 There is an existing single storey extension projecting to the south from the main two storey range. The projection appears to be of similar age to the main dwelling and is constructed of red brick with a dual pitched clay tile roof, gable end chimney stack, dentil eaves course and a traditional cottage style window and door to the Sutton Lane elevation. The proposal is to replace the roof on the extension to the same profile, form and materials, with the main alteration being the proposed insertion of two conservation style roof lights, fitted flush to the roof plane, on the eastern elevation. These proposed works would maintain the appearance of the existing extension and due to the siting of the roof lights on an elevation that faces the interior garden of the cottage rather than the wider street scene this aspect of

the proposal will have no adverse visual effect upon the character of the conservation area, which includes the important view identified within the MBCAA.

- 8.9 The window to the east of the kitchen and the door to the north of the kitchen are to be blocked up, and a new door is proposed to the east of the hallway. By way of the alterations being minor and not visually prominent, the proposal would result in a negligible visual change to the appearance of the cottage and would not have any adverse impact upon the significance of the conservation area.
- 8.10 In reference to the HBBC Conservation Officers comments confirmation has been sought from the agent that the proposed works to the hallway, utility and W.C. are internal work only and thus not development that needs to be considered under this application.
- 8.11 For the above reasons the proposal would result in a neutral change within the Market Bosworth Conservation Area, thus having no adverse impacts upon its character and appearance and preserving its significance. The proposal therefore complies with Policies DM10, DM11 and DM12 the SADMP, Section 16 of the NPPF, Section 72 of the of the Planning (Listed Buildings and Conservations Areas) Act 1990 and Policy CE1 of the Market Bosworth Neighbourhood Plan.

Impact upon neighbouring residential amenity

- 8.12 Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighboring properties.
- 8.13 By virtue of the minor nature of the proposal and the only addition openings being a solid door to the east hosting the kitchen and two Velux windows being situated on a roof slope facing the interior garden of the application dwelling there is not considered to be any material adverse impact on the residential amenity of any neighbouring properties and is therefore considered to be in accordance 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 proposed development is for a property located within the settlement boundary of Market Bosworth. 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.
- 10.1 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, and would not cause any adverse impacts upon the visual amenity of the surrounding area or the neighbouring amenity of occupants surrounding the application site. On this basis, the proposal is therefore considered to be in accordance with The proposal therefore complies with Policies DM1, DM10, DM11 and DM12 the SADMP, Section 16 of the NPPF, Section 72 of the of the Planning (Listed Buildings and Conservations Areas) Act 1990 and Policy CE1 of the Market Bosworth Neighbourhood Plan. The proposal and is 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 5th February 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with DM1, DM10, DM11 and DM12 the SADMP, Section 16 of the NPPF, Section 72 of the of the Planning (Listed Buildings and Conservations Areas) Act 1990 and Policy CE1 of the Market Bosworth Neighbourhood Plan.

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

- Proposed Plans and Elevations, Drg No. 24/105 – 02
 - Proposed Block and Location Plan, Drg No.24/105- 04
- Both received by the Local Planning Authority on the 5th February 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11 and DM12 the SADMP, Section 16 of the NPPF, Section 72 of the of the Planning (Listed Buildings and Conservations Areas) Act 1990 and Policy CE1 of the Market Bosworth Neighbourhood Plan.

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.