

Delegated Report

Planning Reference: 26/00014/HOU
Applicant(s): Miss Donna Ouissa
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Application Site: 10 Crosskirk Road, Hinckley

Proposal: Removal of existing garage and replacement timber cabin

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 householder planning application seeks planning permission for the demolition of an existing garage and replacement with a timber cabin within the rear curtilage of 10 Crosskirk Road.
- 2.2. The free-standing timber cabin would be built from 44mm thick logs. It measures approximately 4m wide and 3m deep, with a pitched roof and a maximum height of about 2.47m and eaves height of 2.2m. The front of the cabin would have double doors with glass panels and two matching 0.7m wide windows on either side. There are also additional 0.7m wide windows on the side walls. Internally, the 10.6m² timber cabin would be one open room, intended to serve a home office/study.
- 2.3. The timber cabin is positioned and sited broadly within the same footprint as the existing garage, at approximately 3.1m from the rear elevation of the host dwelling. The timber cabin is smaller in footprint than the existing garage which measures approximately 3.2m by 5m (15m²).

3. Description of the Site and the Surrounding Area

- 2.4. The property is a two-storey detached dwelling constructed in brick with a pitched tiled roof. The front elevation features a small gabled porchway serving as the main entrance and a projecting box-bay ground floor window and bow-bay first floor window with decorative 'Mock Tudor' timber detailing in the gable above. The windows and doors are dark-framed uPVC.
- 2.5. At the front of the house is a tarmacked driveway, providing two off street parking spaces. To one side, there is a fenced boundary and a gate leading to the rear of the

property. The house is set within a residential cul-de-sac of similar style dwellings, which vary in scale and massing.

- 2.6. The property is within the settlement boundary of Hinckley at its northwest border and is part of a larger residential estate. It is not part of a conservation area.

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. No responses have been received.

6. Consultation

- 6.1. There have been no objections received.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 1: Development in Hinckley

- 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 DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

- 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)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

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

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

Design and Impact upon the Character of the Area

- 8.2. Timber outbuildings are not an uncommon garden feature within the area. There are numerous outbuildings within the rear gardens of nearby properties. In addition, the proposal, would constitute permitted development under Class E of the GDPO, given that its eaves height is under 2.5m, its maximum height remains under 2.5m within 2m of the property boundary, remains single-storey in massing and does not exceed 50% of the rear garden.
- 8.3. The proposed timber cabin is sited within the rear garden and is screened by a 1.45m high timber fence, which borders the rear garden. This, along with the cabin's massing, limits public views of the proposed cabin and does not result in a disruption to the established separation distances. Given the reduction in outbuilding scale, the dimensions of the proposed timber cabin remain proportionate to the host dwelling.
- 8.4. The existing detached garage, which was built using facing brick some time ago and has since been painted white, contrasts somewhat with the use of facing brown brick in the area and especially the host dwelling. Given that the cabin is sat broadly in the same footprint as the existing garage, the timber cabin better accords with the area and host dwelling.
- 8.5. By virtue of its reduction in scale and complementing external materials, the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.6. The timber cabin remains in the same footprint than the existing garage. The maximum height of the timber cabin remains at 2.47m and the outbuilding is not considered to result in further residential amenity concerns than the detached garage outbuilding which already exists.
- 8.7. Being located within 2m of the property boundary (approximately 60cm from the shared boundary), the nearest elevation to neighbouring No. 11 Crosskirk Road does not breach any guidance set out in the Good Design Guidance and broadly sits adjacent to the windowless side elevation of this neighbouring property, No. 11 Crosskirk Road. The timber cabin would not result in any harm for the amenity of remaining nearby properties, given its adequate separation distances.
- 8.8. 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 therefore is considered to be in accordance with Policy DM10 of the SADMP and the 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. 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.

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 - received by the Local Planning Authority on 07/01/26
- Site Location Plan – received by the Local Planning Authority 19/01/26
- Proposed Block Plan - received by the Local Planning Authority on 12/01/26
- Timber Cabin Details – Mini Weymouth 44mm - received by the Local Planning Authority on 07/01/26

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).

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.