

Delegated Report

Planning Ref: 26/00450/HOU
Applicant: Mr Adrian Sturgess
Ward: Earl Shilton



Hinckley & Bosworth
Borough Council

Site: 11 Keats Close Earl Shilton Leicester

Proposal: Hard surfacing to front garden to improve off-road parking provision

Case Officer(s): Zahra Jam-Rotbeh (Planning Officer)

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 the erection of hard surfacing to front garden to improve off-road parking provision at 11 Keats Close Earl Shilton Leicester.

2.2 The proposed hard surfacing is located at the front of the application site. The development would provide a 2.4-metre-wide hard-surfaced access/parking area, with landscaped margins on either side. One side would include a 0.6-metre-wide grassed margin, while the other would provide a 1.6-metre-wide grassed and planted area, incorporating grasses and hedging. The remainder of the existing tarmac driveway would be retained.

3. Description of the site and surrounding area

3. The application is for a two-storey side extension to No. 11 Keats Close, Earl Shilton. The application property comprises an end terraced two storeys dwelling which benefits from rear access and off-road car parking for two vehicles.

4. Relevant planning history

15/00044/HOU

- Proposed two storey side extension
- PER
- 02.03.2015

92/00729/4

- TELESCOPIC TOWER
- REF
- 25.08.1992

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. One comment received in support of the proposed application.

6. Consultation

- 6.1. No comments have been received from the below consultees;
 - Earl Shilton Town Council
 - LCC Highways

7. Policy

- 7.1. Earl Shilton and Barwell Area Action Plan DPD 2014
 - Policy 22: Design
- 7.2. Core Strategy (2009)
 - Policy 2: Development in Earl Shilton
- 7.3. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and transportation
 - Policy DM18: Vehicle Parking Standards
- 7.4. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 7.5. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

- 8.1. Alternations to the application site are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:
 - Design and impact upon the character of the area
 - Impact upon highway safety

Design and impact upon the character of the area

- 8.2. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.3. Policy 22 of the Earl Shilton and Barwell Area Action Plan DPD 2014 seeks to ensure that any future residential development respects its surroundings, follows the existing pattern of development and retains existing important natural features on the site.

- 8.4. By virtue of its layout, scale, design and appearance, the proposed off-street parking space would integrate satisfactorily with the existing site. The proposal would increase amount of hard surfacing replacing an area of grass currently used for parking. The proposal would retain/introduce planting, including vegetation within the site frontage, thereby preserving the character and appearance of the surrounding area. Accordingly, the development would accord with Policy DM10 of the adopted Site Allocations and Development Management Policies (SADMP), the Earl Shilton and Barwell Area Action Plan, and the Good Design Guide.

Impact upon parking provision and highway safety

- 8.2. Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.3. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 8.4. The proposal would formalise the existing parking arrangements and given its cul-de-sac location and existing dropped kerb on the site, it is not consider to harm highway safety and parking provision and therefore, the development is considered to comply with the LHDG standards and policies DM17 and DM18 and is not expected to have any adverse impact on parking provision, pedestrian safety, or highway safety.

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 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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 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:

- Site Layout- 0665-08-00-PL2
- Site Location Plan - 0665-01-00-PL2
- Site Block Plan - 0665-01-01-PL2

as received by the Local Planning Authority on the 19 May 2026.

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).

12 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.