

Delegated Report

Planning Ref: 26/00599/HOU

Applicant: Mr Joe Callaghan

Ward: Cadeby Carlton M Bosworth & Shackerstone

Site: 45 Station Road Market Bosworth Nuneaton



Hinckley & Bosworth
Borough Council

Proposal: Loft conversion with rear dormer and solar panels including 3 No. rooflights to front elevation

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 loft conversion with a rear dormer, solar panels and associated works at 45 Station Road, Market Bosworth.
- 2.2. The proposed dormer would project outwards from the existing rear roof slope by a maximum of 4.11 metres, for a width of 5.71 metres. It would have a flat roof form with a 3° pitch measuring 2.85 metre to the eaves and 3.15 metres to the ridge. Zinc sheeting would line the roof, with ribbed zinc/lead cladding to the walls, grey aluminium to the bi-fold doors and glazing to the 1.10-metre-high balustrade.
- 2.3. Associated works include the installation of three rooflights to the front elevation and the installation of solar panels atop of the proposed dormer.

3. Description of the site and surrounding area

- 3.1. The application site relates to a two-storey detached residential dwelling situated within the settlement boundary of Market Bosworth.
- 3.2. The application dwelling itself has a varied roof form. It is characterised mainly by a hipped form with a forward-facing projecting gable and dormer to the front elevation, with a mono-pitched form below of and to the rear single-storey extension. The external walls are finished in a mix of timber cladding, white render and red facing brick, with brown tiles and zinc sheeting to the roof and anthracite aluminium to the openings.
- 3.3. To the sites frontage sits a generous hardstanding suitable to host an off-street parking provision for up to three vehicles and to the rear a private rear amenity space measuring 104.00sqm.

4. Relevant planning history

19/00879/FUL

- Single storey front and side extension, garage conversion, material alterations to elevations and an extension to existing dropped kerb
- Planning Permission
- 02.10.2019

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. Following the publication, one objection has been received which is summarised below:

- The proposal would detract from the character and appearance of the street scene;
- Affect the value of the adjacent properties (**Officer comment – This is not a material planning consideration**);
- Set a precedent for other mismatched overdeveloped properties;
- Neighbours will be overlooked.

6. Consultation

6.1. Market Bosworth Parish Council:

- No representations have been received.

7. Policy

7.1. Market Bosworth Neighbourhood Plan (MBNP) (2014-2026)

- Policy DC1: Design Codes
- Policy CE1: All new development within Market Bosworth

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 (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)
- Market Bosworth Design Codes (MBDC) (2023)

8. Appraisal

8.1. Extensions and alterations to existing domestic properties inside of settlement boundaries 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 neighbouring residential amenity

Design and impact upon the character of the area

8.2. An objection has been received that the proposal would detract from the character and appearance of the street scene and set a precedent for other mismatched overdeveloped properties.

8.3. Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.

- 8.3 To create well-designed places, Policy DP3 (2(c) of the NPPF states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.
- 8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.4 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 and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.
- 8.5 Policy DC1 of the MBNP seeks to ensure that development proposals must demonstrate how they contribute positively to their character area in this case 'D – Suburban Residential Design Codes' and will be supported where they are in conformity with the essential design considerations for the relevant character area, the general design principles set out in the Market Bosworth Design Codes 2023 and other Neighbourhood Plan policies as applicable.
- 8.6 Policy CE1 of the MBNP seeks to ensure that all new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area.
- 8.7 The Council's GDG states that roof extensions are a well-used methodology for extending internal space but can be prominent over a wider area due to their higher scale compared with their neighbours. Some key guidelines are:
- Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the street scene;
 - Rooflights that lie flush with the roof itself will typically be the easiest way of introducing natural light into a roof space without resulting in negative visual impact;
 - Dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building;
 - Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context.
- 8.8 The Council's GDG further states that flat roofs on extensions will not normally be considered appropriate where they do not form part of the original design of the house, however in some circumstances where they are not visible from the public

realm and the use of a flat roof may result in a reduced visual impact, they may be considered acceptable, particularly if designed with a contemporary aesthetic style.

- 8.9 The proposed dormer would be situated to the rear of the dwelling in place of the two existing pitched roof dormers. Whilst of a considerably larger scale, the proposed dormer would be set down from the highest point of the dwelling and set in from its slope as to restrict its visibility from the street scene, the materials would further complement those present to the existing dwelling.
- 8.10 The proposal would have a flat roof form, which is not usually supported as it is not a common design feature within the borough, nonetheless as aforementioned the extension would be sited to the rear of the dwelling and as such would be screened from view. As a result, the proposed flat roof addition whilst does not represent particularly good design is considered to be acceptable in these site-specific circumstances.
- 8.11 Solar panels are proposed atop of the proposed flat roof, but the applicant has confirmed that they would accord with Schedule 2, Part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 8.12 The proposed works to the principle elevation of the dwelling would be limited to the installation of three velux rooflights, a minor alteration which would not be an unfamiliar addition to the street scene.
- 8.13 In light of the above, the proposal is therefore be considered to be in accordance with Policy DM10 of the adopted SADMP, the Council's GDG and Policy DP3 of the NPPF.

Impact upon neighbouring residential amenity

- 8.6 An objection has been received raising concerns regarding overlooking and loss of privacy.
- 8.7 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.8 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:
 - (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

- 8.14 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.
- 8.15 The Council's GDG states that dormer windows, which allow for additional headroom within roof spaces can be appropriate in certain situations, however these will be considered in the context of impact upon neighbours' amenity.
- 8.16 The Council's GDG further states that the 45-degree rule should be applied for planning applications for new buildings and extensions to existing properties which might affect the outlook from or daylight to a neighbouring property. This rule ensures consistency and fairness between applicants and their neighbours.
- 8.17 The proposal would comply with the 45° rule from both 43 and 47 Station Road as it would not protrude past the existing dwelling built form not resulting in the loss of light or impact the outlook from.
- 8.18 Following a site visit, it is acknowledged that there would be a degree of additional overlooking due to the lack of built form and fenestration in this location at present, but the addition of fenestration in this location would not be unusual in this residential context and consideration has been given to the fact similar could be constructed under permitted development.
- 8.19 In light of the above, subject to conditions the proposal would comply with Policy DM10 of the adopted SADMP and Policy P3 of the NPPF.

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 It is considered that the proposed development would be in accordance with Policy DM10 of the adopted SADMP, the Council's GDG, and Policies P3, and DP3 of the NPPF. The proposal is therefore recommended approval subject to the below conditions and informatives.

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 29th June 2026.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), and Policy DP3 of the National Planning Policy Framework (2026).

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

- Proposed Ground Floor Plan, Drg No. Callaghan-J-2a-02;
- Proposed First-Floor Plan, Drg No. Callaghan-J-2a-04;
- Proposed Loft Plan, Drg No. Callaghan-J-2a-06;
- Proposed Loft Head Room, Drg No. Callaghan-J-2a-07;
- Proposed Elevations, Drg No. Callaghan-J-2a-09;
- Location Plan, Drg No. Callaghan-J-2a-10 as received by the Local Planning Authority on the 29th June 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 2 of the Burbage Neighbourhood Plan (2015-2026), and Policies DP3 and P3 of the National Planning Policy Framework (2026).

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.
- b) The property may be suitable for roosting bats, which are protected by law from harm. It is the applicant's responsibility to ensure that bat legislation is not breached and therefore may need to consult with a licenced bat ecologist prior to commencement to ensure that bats will not be impacted by the works. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls.