

Delegated Report

Planning Ref: 26/00591/HOU
Applicant: Mr Neil Brightman
Ward: Ratby, Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 132 Main Street Thornton Coalville

Proposal: Single-storey rear extension replacing the conservatory with a new roof over the existing utility room and a canopy created to the rear.

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 the erection of a single-storey rear extension to replace an existing conservatory, with a new roof over the existing utility room and a canopy to the rear at 132 Main Street, Thornton.
- 2.2. The proposed utility/boot room would project outwards from the existing rear elevation by 1.12 - 2.69 metres for a width of 5.19 metres. To its south-east side would sit a verandah replicating the extensions projection for a width of 3.15 metres. The extensions would have a mono-pitched form measuring 2.35 metres to the eaves and 3.49 metres to the ridge. A three-pane window would sit to the rear of the extension with a personal door to the side of.
- 2.3. Associated works include the replacement of the existing flat roof to the utility (now proposed office) with a hipped roof form, the replacement of the existing fenestration including a new set of French doors with accompanying side light to replace the existing sliding doors to the existing south-east side elevation.
- 2.4. The proposed external materials would correspond to those of the existing dwelling to the walls and roof with the incorporation of horizontal timber cladding also. The existing openings would be replaced with black/brown uPVC with composite to the front personal door.
- 2.5. During the course of the application the scheme has been significantly amended with the proposed garage being removed following concerns raised by the case officer regarding its siting, design and scale. The garage conversion element has further been removed.

3. Description of the site and surrounding area

- 3.1. The application site relates to a detached two-storey dwelling situated within the settlement boundary of Thornton. The site is also situated within the constraints of the National and Charnwood Forest.
- 3.2. The application dwelling is predominantly characterised by a dual-pitched roof form, with mono-pitched and flat roof forms present to the single-storey elements. It is finished in red brick with brown interlocking tiles to the roof and white uPVC to the openings. Immediately to the front of the dwelling sits an area of block paved hardstanding suitable to accommodate an off-street parking provision for three vehicles. The aforementioned hardstanding provides access to an integral garage, nonetheless it does not meet locally required dimensions to be counted towards as a usable parking space. The dwellings private amenity space sits to the south-east

of abutting the public footpath to the sites frontage which is bound by a low stone wall and mature hedgerows.

4. Relevant planning history

87/01277/4

- Erection of new private dwelling with garage
- Planning Permission
- 26.01.1988

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.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. Bagworth and Thornton Parish Council:

- No representations have been received.

6.2. HBBC Arboricultural Officer:

'In the absence of Arboricultural information, including confirmation of the presence and location of trees on site, it is not possible to assess or comment on the potential Arboricultural impact of the proposed design.'

Officer Comment – Following my site visit, I do not consider the tree and hedgerow proposed to be removed of significant amenity value. The tree is neither protected by way of Tree Preservation Order (TPO) or situated within a Conservation Area. An informative, however is considered reasonable and necessary in the interests of protecting roosting bats and nesting birds.

7. Policy

7.1. Core Strategy (CS) (2009)

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 21: National Forest
- Policy 22: Charnwood Forest

7.2. Site Allocations and Development Management Policies (SADMP) (2016)

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

7.3. National Planning Policies and Guidance

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

7.4. Other relevant guidance

- Good Design Guide (GDG) (2020)
- National Design Guide (NDG) (2019)

8. Appraisal

- 8.1. Extensions and alterations to existing domestic properties within 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 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) of the NPPF states that development proposals should also reflect aspects of a number of principles, as appropriate to the nature of the development and its location.
- 8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with Policy DP3 (1) or relevant aspects of the principles in Policy DP3 (2), 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.
- 8.3 Policy DM10 of the adopted SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.4 The Council's GDG states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.5 The proposed single-storey extensions would be entirely screened from the adjacent highway, Main Street by the existing dwellings built form, resulting in a negligible impact upon the existing street scene. The proposal would, however, be viewable from the public right of way (RoW), which runs immediately to the rear of the site, but given that the proposed extension is minor and would appear subordinate to the existing dwelling the impact upon the RoW is again considered to again be negligible.
- 8.6 Overall, the proposal would comply with Policy DM10 of the adopted SADMP, the Council's GDG and Policy DP3 of the NPPF.

Impact upon neighbouring residential amenity

- 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).

- 8.6 In accordance with Policy P3 (2) 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);
 - (c) Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;
 - (d) Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);
 - (e) Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and
- 8.8 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.9 The proposed extensions would be situated 5.30 metres away from the nearest neighbouring dwelling to the north-west, 130 Main Street. It would feature a minor projection remaining to sit behind the existing building line of no.130, whilst not featuring any windows to its immediate elevation. During the site visit, it was observed that there is a window present to the immediate side elevation of no.130, but this window serves a non-habitable room (utility) and given the aforementioned separation distance and the proposals single-storey nature is not considered to result in any unacceptable loss of light.
- 8.10 As a result of the proposed extensions the built form of the main application dwelling would remain to be situated 11.10 metres away from the nearest neighbouring dwelling to the south-east, 178 Main Street. It would be predominantly screened by the application sites existing garden outbuilding alongside established existing boundary treatments, not resulting in the loss of light, loss of privacy or overlooking.
- 8.11 In light of the above, 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 25th 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), 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. Brightman-N-4a-02;
 - Proposed Ground Floor Plan (Dims), Drg No. Brightman-N-4a-03;
 - Proposed Elevations, Drg No. Brightman-N-4a-05;
 - Location Plan, Drg No. Brightman-N-4a-06 as received by the Local Planning Authority on the 2nd September 2026.

Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), 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. It is a criminal offence to damage or destroy a bat roost. Therefore, if the tree is mature and has hollow cavities and / or is covered with ivy, or has suitable places in which bats might roost, we recommend that it be surveyed for bats before any work is carried out to the tree. All birds, their nests and eggs are protected by the Wildlife and Countryside Act. We recommend that work to trees is done outside the bird-nesting season - i.e between the end of August and beginning March. If work to the tree is to be undertaken during the bird breeding season, we recommend that a suitably qualified ecologist surveys the tree for nesting birds. If nesting birds are present, work must be postponed until the young have left the nest.
- c. It is necessary, when carrying out works to tree(s) to be aware of the WILDLIFE AND COUNTRYSIDE ACT, 1981, whereby it is an offence for any person who intentionally takes, damages or destroys the nest of any wild bird, while the nest is in use or being built, or takes or destroys any eggs of such wild bird. The times when birds are nesting is generally between the months of March to September inclusive.
- d. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority.gov.uk).