

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00732/HOU

APPLICANT DETAILS

Mr and Mrs Smith

SITE ADDRESS

Greenhill, Twycross Road, Sheepy Magna

PROPOSAL

Erection of a single storey garden room

SITE DESCRIPTION

The application site is a detached residential dwelling located outside of the settlement boundary of Sheepy Magna. The property is located within the open countryside and comprises of a red brick exterior and tiled roof to the front elevation, with a combination of brick work and a brown render to the rear. The property is set back from the highway, neatly fronted by a hedgerow and benefits from a large driveway capable of providing off road parking for multiple vehicles.

TARGET DATE FOR DECISION

22/09/2025

RELEVANT PLANNING POLICIES / GUIDANCE

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- DM1 Presumption in Favour of Sustainable Development
- DM4 Safeguarding the countryside and Settlement Separation
- DM10 Development and Design

Sheepy Parish Neighbourhood Plan 2018-2035 (SPNP) (2022)

- S1 Countryside
- S8 Design

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other Relevant Guidance:

- Good Design Guide (2020)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

SITE CONSTRAINTS

The application site is situated outside of the settlement boundary and is within an SSSI impact risk

zone, however due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No response received from neighbour consultation

CONSULTEE RESPONSES

Sheepy Parish Council

Support

Sheepy Parish Council has reviewed the above application 25/00732/HOU - (Greenhill Twycross Road Sheepy Magna, Erection of a single storey garden room), and it appears to be in line with the policies, which should be considered collectively, in the Sheepy Parish Neighbourhood Plan made May 2022.

Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the design guidance in the Design Guide (Appendix 5) of the Neighbourhood Plan made May 2022

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	Yes The current extension housing the swimming pool (to be demolished as part of this application) was erected under planning permission 89/0816/4
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes The rear garden room is significantly reduced in terms of size and scale in comparison to the existing pool room being demolished. It is noted that the proposal for the flat roof does not fully comply with the requirements of the good design guide. However, the extension is set back to the rear of the property and whilst it extends beyond the side elevation it will be predominantly shielded from any public vantage point. Therefore, on balance, the design and scale are considered to be acceptable. Due to its remote location, there are no comparable properties nearby. It is therefore considered that there would be no harmful impact upon the street scene or the character of the countryside.
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Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area?	Yes The proposed extension is to be finished with vertical timber cladding and the existing brick parapet to the balcony replaced with a glass balustrade. Whilst it is accepted that the materials offer a more contemporary finish, they complement the existing dwelling. The proposed extension will have minimal visibility from the highway as such it would not result in any significant adverse visual impact on the prevailing street scene.
Are there any overlooking / privacy / residential or other amenity issues?	No The property is isolated in its rural location, surrounded by open countryside with no immediate neighbours.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposed extension is intended to replace a previously approved extension. It will be smaller than the previous structure and will remain largely screened by the existing timber fence and the mature hedgerow to the front boundary. The proposal is therefore not considered overbearing.
Is there sufficient amenity space?	Yes The property occupies a large plot with views to the open countryside beyond. Given that the proposed extension will have a reduced footprint, it raises no concerns. The site retains ample private garden space, thus satisfying the requirements of the Good Design Guide.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No
Does the development impact on an archaeological site?	No

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No The application dwelling is situated within flood zone 1 and is not within a Critical Drainage Area.
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	NA The proposed development will have no impact on the parking provision on site.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No
Has an ecological survey / protected species survey been submitted?	NA
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	NA

Site visit

Has there been a site visit?	Yes Site visit was carried out 28 August 2025
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Additional Observations

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HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this

recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions

CASE OFFICER

Rudi Simpson

Conditions/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 Location Plan Dwg No. 100-00
- Existing & Proposed Site/Block Plan Dwg No. 101-01 Rev A
- Existing Front & Rear Elevations Dwg no. 101-02
- Existing Side Elevations Dwg No. 101-03
- Proposed Front & Rear Elevations Dwg No. 101-04 Rev A
- Proposed Side Elevations Dwg No. 101-05 Rev A
- Existing & Proposed Plans Dwg No. 101-06 Rev A

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).

3. The materials to be used on the development shall accord with the approved materials detailed within the application form and approved drawings above.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives

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.