

Delegated Report

Planning Ref: 25/01171/HOU

Applicant: Mr And Mrs T And J Dwyer

Ward: Twycross Sheepy & Witherley



**Hinckley & Bosworth
Borough Council**

**Site: 1 Kennel Cottages From Ashby Road B4116 To Gopsall Estate
Via Kennel Cottages Gopsall**

Proposal: Erection of an outbuilding to rear garden (Retrospective)

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 retrospective planning permission for the erection of an outbuilding to the rear garden of 1 Kennel Cottages, Gopsall.

2.2. The outbuilding is situated to the north-west corner of the site and abuts the shared boundary with 2 Kennel Cottages. It has a width of 4.71 metres, a depth of 8.54 metres and a height of 2.75 – 2.85 metres to the mono-pitched roof form. Red brick and charred timber cladding are present to the walls with anthracite uPVC/aluminium to the openings.

3. Description of the site and surrounding area

3.1. The application dwelling is located in the countryside to the north of Twycross and to the east of Ashby Road. It occupies a large plot and is accessible via a private gated hard surfaced road leading into the Gopsall Estate.

3.2. Originally a traditionally styled detached 1½ storey cottage, it has been subject to a range of extensions. It is constructed of red rustic facing bricks and charred timber cladding, a slate roof with steep dual pitched roof form with gables to the front and both sides, a standing seam metal roof to the rear single-storey addition and white/anthracite uPVC windows. It has a tall brick chimney stack, exposed rafters, dark grey barge boards, arched contrasting blue and buff brick headers and blue canted sills to front elevation windows. There is a detached garage of matching brick, charred timber with a dual pitched slate roof located to the front of the site. There is ample parking and turning space on the hard standing within the site frontage and extensive amenity space to the south-east side and rear of the site.

3.3. The application dwelling and neighbouring cottage are surrounded by open fields.

4. Relevant planning history

21/00069/HOU

- 1.5 storey side, two storey side, two storey rear extensions, dormer windows and a detached garage
- Planning Permission
- 14.04.2021

23/00071/HOU

- Front canopy porch, rear extension and double garage to the side with associated works

- Planning Permission
- 16.03.2023

25/00341/HOU

- Erection of car port
- Planning Permission
- 04.06.2025

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 comments have been received.

6. Consultation

- 6.1. Twycross Parish Council:
 - No comments have been received.

7. Policy

- 7.1. Core Strategy (2009)
 - Policy 12: Rural Villages
- 7.2. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM10: Development and Design
- 7.3. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance
 - Good Design Guide (2020)
 - National Design Guide (2019)

8. Appraisal

- 8.1. Extensions to existing domestic properties 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 and the wider countryside
 - Impact upon neighbouring residential amenity

Design and impact upon the character of the area and the wider countryside

- 8.2. Policy DM4 of the adopted SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.3. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design and for building material to respect existing/neighbouring buildings and the local area generally.
- 8.4. The proposal is appropriately located to the rear north-west corner of the plot. It is well related to an adjacent detached outbuilding within the rear corner of the adjacent

plot, 2 Kennel Cottages. The proposal has a width of 4.71 metres, a depth of 8.54 metres and a height of 2.75 – 2.85 metres to the mono-pitched roof form as to appear as a subordinate and ancillary structure in terms of its scale and mass.

- 8.5 It has a contemporary style design and finish, but the application dwelling has previously been extended with the inclusion of charred timber cladding and flat/mono-pitched roof form additions and therefore, notwithstanding the rural location and attractive traditional styling and architectural features of the original cottage which remains evident to the front elevation, it is considered that the design and materials would not be unsympathetic to the existing dwelling or its rural surroundings, particularly being located well to the rear of the dwelling in the far corner.
- 8.6 A condition to ensure that the outbuilding would be used only for purposes ancillary to the residential occupation of the application dwelling should be reasonably imposed to ensure compatible low-key use and to protect the rural character and appearance of the surrounding countryside and the residential amenity of the neighbouring occupiers.
- 8.7 By virtue of its siting, scale, design, matching external appearance and ancillary use, the proposal is considered to respect and complement the scale, character and appearance of the application dwelling and the rural appearance and open character of the surrounding countryside. The proposal is therefore considered to be in accordance with Policies DM4 and DM10 of the adopted SADMP.

Impact upon neighbouring residential amenity

- 8.8 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and/or amenity of nearby residents and occupiers of adjacent buildings.
- 8.9 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.10 The only neighbouring dwelling lies to the north-west and occupies a similarly substantial plot. It is a detached 1½ storey cottage that has also been extended. The proposed outbuilding would abut the shared boundary to the north-west but would be predominantly screened from view of the occupants by the extant outbuilding to 2 Kennel Cottages, which stands at 6.00 metres in height, 3.15 metres higher than the proposal. The proposal would further only protrude past the front elevation of the extant garage by a minor 0.50 metres with the only opening to the south-west side elevation being screened by the existing boundary treatment.
- 8.11 In light of the above the proposed outbuilding would have no adverse impacts upon 2 Kennel Cottages in regard to loss of light or loss of privacy according with Policy DM10 of the adopted SADMP and Paragraph 135(f) 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. Notwithstanding the countryside location, the proposal relates to the provision of an ancillary outbuilding within an established residential curtilage of an existing dwelling where there is a general presumption in favour of sustainable development as set out in Policy DM1 and DM4 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, design, appearance and ancillary use, the proposal would respect and complement the scale, character and appearance of the application dwelling and the rural appearance and open character of the surrounding countryside. By virtue of the siting, scale, design, ancillary use and separation distance the proposal would not result in any significant adverse impacts upon the residential amenities or privacy of the occupiers of the neighbouring dwelling. proposal is considered to be in accordance with Policies DM1, DM4, and DM10 of the adopted SADMP and the overarching principles of the NPPF and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions outlined at the end of this report

11.2 Conditions and Reasons / 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 4th December 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overarching principles of the National Planning Policy Framework (2024).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:
 - Site Location, Block Plan, Drg No. 356 PL- 01 as received by the Local Planning Authority on the 4th December 2025.
 - Existing, Proposed Elevations, Floor Plans, Drg No. 356 PL-02A as received by the Local Planning Authority on the 6th February 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overarching principles of the National Planning Policy Framework (2024).

4. The outbuilding hereby permitted should be used as ancillary accommodation to the dwelling known as 1 Kennel Cottages and shall not be occupied as an independent unit of residential accommodation.

Reason: To ensure the annexe is not occupied as an independent unit of accommodation which may have additional impacts in accordance with Policies DM4, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document and the overarching principles of the National Planning Policy Framework (2024).

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.