

Delegated Report

Planning Ref: 25/01045/HOU

Applicant: Mr & Mrs Gary Calder

Ward: Twycross Sheepy & Witherley



**Hinckley & Bosworth
Borough Council**

Site: 21 Burton Road Wellesborough Twycross

Proposal: Partial conversion of existing garage/store to provide habitable rooms and construction of two new dormers.

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

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder application is a full planning application for partial conversion of existing garage/store to provide habitable rooms and construction of two new dormers at 21 Burton Road Wellesborough Twycross.
- 2.2. The proposed two new dormers are located on the side elevation. Each dormer would have a width of 3.48 metres and would feature a gabled roof form that would have an eaves height of 1.63 metres and a ridge height of 2.23 metres. Both windows are proposed to be symmetrical.
- 2.3. The proposed development would also include internal alterations, comprising the conversion of the G1 store into a gym area, and the conversion of the F1 and F2 store areas into habitable rooms and a bathroom.
- 2.4. Following the case officer's request for revisions, amendments have been made to the proposed dormers on three occasions, relating to their scale, positioning and roof design.

3. Description of the Site and the Surrounding Area

- 3.1. The application dwelling is located within Twycross village. The site occupies a prominent corner plot that is considered to form part of the village entrance. The application site and its surrounding area also possess historic value.
- 3.2. The area to the north of the site includes a parking area serving the Cabin Store and associated retail units.
- 3.3. The surrounding area is characterised by detached properties of varying sizes and designs. Many of the dwellings feature dormers, all of which are designed with pitched roofs.

4. Relevant Planning History
04/01367/FUL

- ERECTION OF CONSERVATORY
- PER
- 24.12.2004

5. Publicity

- 1.2. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 1.3. No objections have been received.

6. Consultation

- 1.4. No objections have been received from following consultees:
- LCC Highway
 - Twycross Parish Council

7. Policy

- 1.5. Core Strategy (2009):
- Policy 12: Rural Villages
- 1.6. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM17: Highways and transportation
 - Policy DM18: Vehicle Parking Standards
- 1.7. National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)
- 1.8. Other Relevant Guidance:
- Good Design Guide (2020)
 - National Design Guide (2024)
 - Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

1.9. Notwithstanding the countryside location outside of any settlement boundary, extensions and alterations 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
- Impact upon residential amenity
- Impact upon the highway safety and parking provision

Design and Impact upon the Character of the Area

- 1.10. Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 1.11. Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.
- 1.12. The proposed dormers would be gabled form and located on the side elevation (which fronts the entrance into the village) positioned within the existing pitched roof. Given the common dormer design in the area all being in pitched roof traditionally designed, the proposed dormers design is now considered to complement the main dwelling design and character of surrounding village, and the proposal would complement the character of the area as required by Policy DM10. Whilst the scale of the dormers are still large, this is not judged to be harmful to warrant refusal in the context of the surrounding area. As such, the development would adequately respect the traditional and historic character of the locality and would comply with Policies DM4 and DM10 of the SADMP.
- 1.13. The proposed internal alterations would not result in any changes to the external elevations. As such, they are not considered to have any harmful impacts on the design of the host dwelling or the character and appearance of the surrounding area.
- 1.14. Overall, the proposed extension would respect the design and architectural features of the existing dwelling and surrounding traditional designed village. As a result, the proposal would be in keeping with the character and appearance of the surrounding area and would comply with Policy DM10 and DM4 of the SADMP, chapter 12 of the NPPF (2024), and the aims of the HBBC Good Design Guide.

Impact upon Residential Amenity

- 1.15. Policy DM10(a) and (b) of the SADMP states that development will be permitted provided it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 1.16. Paragraph 135(f) states planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime

and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 1.17. The HBBC Good Design Guide (2020) requires buildings to relate well to one another and for their orientation and separation distances to provide and protect acceptable living conditions. In the spirit of good neighbourliness, a distance of 1 metre between a property and its boundary, giving at least 2 metres between properties, should be encouraged. Proposals should also comply with the 45-degree guidance. There is one neighbouring property located to the west of the dwelling. Having regard to the scale of the proposed dormers and the existing separation distances, the proposal is not considered to breach the 45-degree rule in relation to this neighbouring property. Furthermore, as the development would not project beyond the rear building line of the adjacent property, it is not considered to result in overdominance, loss of privacy, or loss of light. Accordingly, the proposal would not have an adverse impact on neighbouring residential amenity.
- 1.18. The proposed dormers and alternations are not considered to result in any overbearing or overdominant, overlooking, or loss of privacy impacts to any of neighbouring occupiers and their amenities and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 1.19. 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.
- 1.20. Policy DM18 of the SADMP also requires developments to demonstrate an adequate level of off-street parking provision.
- 1.21. In accordance with the Leicestershire Highway Design Guide (LHDG), Table 28 specifies that a minimum of three off-street parking spaces are required for a four-bedroom dwelling. the proposal includes conversion of one store area to a master bedroom; there is potential to accommodate only two parking spaces on site. However, in this location and onstreet parking would be minimal and unlikely to result in significant highway harm. On this basis, the proposed development is not considered to result in harm to parking provision or to have an adverse impact on highway safety.
- 1.22. To conclude, the proposal does not create any adverse impact on highway safety or the road network. Therefore, the scheme is in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

9. Equality Implications

- 1.23. 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.
- 1.24. 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.
- 1.25. There are no known equality implications arising directly from this development.
- 1.26. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

11. 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.

12. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

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:

- Proposed First Floor Plan, Proposed Elevation A and Proposed Elevation B as shown on Dwg. No. 2505-03-003 RevP4
As received by the Local Planning Authority on 19.06.2026;
- Proposed Ground Floor Plan only as shown on Dwg. No. 2505-03-003 RevP3
As received by the Local Planning Authority on 09.04.2026; and
- Proposed Block, Site Location Plan, Drg No. 2505-08-001 Rev P1
As received by the Local Planning Authority on 14.11.2025.

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 roof tiles to be used on the external elevations of the dormers and alternations shall match the corresponding materials of the existing dwelling. Prior to the installation of the timber cladding, full details of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority.

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).

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.