

Delegated Report

Planning Ref: 25/01190/HOU

Applicant: Mr Ashfield

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: The Old Rectory Sheepy Road Sibson

Proposal: Two-storey side extensions to both east and west of dwelling. Single-storey rear extension to provide an Orangery and adjoining utility room. Single-storey side extension within existing courtyard to provide ancillary living space/gym (Revised Scheme of 21/00745/HOU)

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 proposal seeks full planning permission for two-storey side extensions to both the east and west elevations, a single-storey rear extension to provide an Orangery and adjoining utility room, and a single-storey side extension within an existing courtyard to provide ancillary living space/gym at The Old Rectory, Sheepy Road, Sibson.
- 2.2. The proposed single-storey rear extension (Orangery and Utility room) would be under a flat roof. The two-storey side extension would extend from the host dwelling's main (duo pitch) roof ridgeline, whilst a two storey element (under a hipped roof) will adjoin the eastern side extension. The rear extension's south (rear) external elevation will contain openings to provide an outdoor kitchen within the ground floor and balconies within the second floor.
- 2.3. The existing adjoining building/outbuilding to the east is proposed to be converted into living space to be used ancillary to the main dwelling with a mezzanine being created within a dual-pitched roof.
- 2.4. The proposed external material would correspond to those of the existing dwelling. This application is a re-submission of expired permission 21/00745/HOU, albeit on a much larger scale.

3. Description of the site and surrounding area

- 3.1. The Old Rectory is located to the south of the parish church within the Sibson Conservation Area. It is a substantial property constructed in various phases during the 18th and 19th centuries which has resulted in a dwelling of varying forms and architectural styles.
- 3.2. The building is predominantly orientated on an east-west axis fronting Sheepy Road to the south and the church to the north. The roof arrangement is pitched for the main range and hipped for further two storey projections to the rear. All roofs have a slate covering.
- 3.3. The front (southern elevation) has a more Regency style appearance with consistently positioned sash windows, a central porch and eaves courses. There is a rendered finish to the facing walls on this and the side (eastern elevation).
- 3.4. The rear elevation is more organic, demonstrating various phases of development and alterations to the fenestration, but key features remain including timber sash

windows set under varying style headers, and decorative eaves and string courses. The original red brick for the facing walls on the rear elevation has been left uncovered.

- 3.5. Further interest is provided by a tall, hipped roof tower positioned in the north-eastern corner of the building and four tall brick chimney stacks positioned equidistantly along the ridge of the main building. To the side (eastern) elevation there is a relatively modern single storey extension and collection of ancillary outbuildings within a courtyard that sit comfortably within the immediate setting of the main building.
- 3.6. For the reasons identified above the building is considered to be of historic and architectural interest and as such it contributes positively to the character and appearance and thus significance of the Sibson Conservation Area.

4. Relevant planning history

06/01073/FUL

- Erection of new garage
- Planning Permission
- 23.11.2006

09/00324/FUL

- Extensions and alterations to dwelling
- Planning Permission
- 14.08.2009

14/00059/HOU

- Erection of single storey rear extension
- Planning Permission
- 02.04.2014

21/00745/HOU

- Two storey side extensions to both east and west of dwelling. Single storey rear extension to provide an Orangery and adjoining utility room. Single storey side extension within existing courtyard to provide ancillary living space/gym.
- Planning Permission
- 19.05.2021

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 and a notice was displayed in the local press.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Conservation Officer:

- The Council's Conservation Officers comments have been incorporated into the body of this report.

6.2. Sheepy Parish Council:

‘Sheepy Parish Council notes the ‘Planning Application Constraint’ that The Old Rectory is within the Sibson Conservation Area and will therefore respect Hinckley & Bosworth Borough Council’s wider regulation knowledge in determining whether this application is compliant with any requirements of a development within a Conservation Area, building, design, trees, hedges etc.

Sheepy Parish Council request that Hinckley & Bosworth Borough Council gives consideration to ensure the application complies with the Neighbourhood Plan made May 2022, Policy S8 Design regarding any impact on neighbouring properties (S8-F) together with the design guidance in the Design Guide (Appendix 5).’

7. Policy

7.1. Sheepy Neighbourhood Plan (SNP) (2018-2036)

- Policy S7: Local Heritage Assets
- Policy S8: Design

7.2. Core Strategy (2009)

- Policy 13: Rural Hamlets

7.3. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act (1990)

7.5. Other relevant guidance

- Good Design Guide (2020)
- Sibson Conservation Area Appraisal (SCAA) (2008)
- Leicestershire Highways Design Guide (LHDG) (2024)

8. Appraisal

8.1. The proposed development is for extensions and alterations to existing to a property located within the settlement boundary of Sibson. As such, there is a presumption in favour of sustainable development under Policy DM1 of the adopted SADMP. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area and Conservation Area
- Impact upon neighbouring residential amenity
- Impact upon highway safety and parking provision

Design and impact upon the character of the area and Conservation Area

8.2 The Sibson Conservation Area Appraisal (SCAA) (2008) map identifies a view to be protected looking westwards along Sheepy Road from outside from the Church Hall. The side elevation of the Old Rectory is quite prominent in this view and the architectural interest of the hipped roof tower and tall chimney stacks can be appreciated by the observer. The SCAA states that through their traditional features

and form this key building assists in defining the public perception of the village with the eastern section of the conservation area.

- 8.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 8.4 Section 16 of the NPPF provides the national policy on conserving and enhancing the historic environment. Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.
- 8.5 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 that the use and application of building materials respect the materials of existing adjoining/neighbouring buildings and the local area generally.
- 8.6 Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Policy DM12 requires all development proposals to accord with Policy DM10: Development and Design.
- 8.7 Policy S7 of the SNP seeks to ensure that development proposals that affect local heritage assets must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss.
- 8.8 Policy S8 of the SNP seeks to ensure that development proposals are designed with evident care so as to respond positively to the character of the area in which it is located, respond to the features of its setting; and work with the scale, form and character of the location and make a positive contribution to the street-scene.
- 8.9 The Sibson Conservation Area Appraisal (SCAA) provides general guidance and states that to maintain the distinctive character and appearance of the conservation area it will be necessary to ensure that new development contributes positively to the character and appearance of the area regarding siting, scale, design and materials used.
- 8.10 The Councils Good Design Guide states that *‘Two storey side extensions should appear smaller in scale and massing in order to be subordinate to the main building. Any proposal for a two storey side extension should be set down from the ridge of the existing house and set back from the front elevation (the minimum distance for this should be 0.5 metres in both directions).’*
- 8.11 The two-storey extension proposed to the side (western elevation) will result in an additional bay to the front. The scale and form of the existing front and side elevations which is set back from the principle elevation by 0.50 metres is to be continued and matched as is the architectural detailing, fenestration positioning and style, and construction materials. It is considered this extension will result in an appropriate development to the side of the principal historic building.
- 8.12 The two-storey extension proposed to the side (eastern elevation) is larger and will result in an additional two bays to the front with continuation of the side gable, and a hipped roof extension projecting to the rear perpendicular from the main range. Again, the scale and form of the existing front and side elevations is to be continued and matched in terms of the set back from the principle elevation by 0.50 metres and the architectural detailing, fenestration positioning and style, and construction

materials. The exception to this is the proposed glazed balcony to the first-floor on the rear elevation, but whilst this is a more contemporary feature it is well proportioned to the other fenestration on this elevation and due to the orientation of the elevation it would not be a feature that is visible from the wider area. Due to the position and siting of the extension the hipped roof tower would no longer be visible when positioned on Sheepy Road looking westwards. The current presence of this feature in the view is considered fortuitous rather than planned. The existing retained tall chimney stacks on the main historic building will remain prominent in the view. The fabric of the tower itself will remain unaffected. For these reasons it is considered that the impact arising from the development upon the view to be protected and the conservation area as a whole is negligible and not adverse. Overall, it is considered that this extension will result in an appropriate development to the side and rear of the main historic building.

- 8.13 It is noted that the two-storey elements are not set down from the main ridge, which is not usually supported within the borough, nevertheless in this case replicating the ridge would complement the character and appearance of the main dwelling without causing a detrimental impact to its architectural interest.
- 8.14 The Councils Good Design Guide 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.’*
- 8.15 The single-storey rear extension to create an orangery would sit within a reveal adjacent to the tower and two-storey elements. It has a typical form and appearance of an orangery that reflects the architectural style of the existing rear elevation ensuring it sits comfortably upon it. Its scale and mass is considerable (and greater than the previous approval 21/00745/HOU), but it does not extend further to the rear than the building lines of the existing and proposed extensions.
- 8.16 The single-storey extension and alterations to create the ancillary living space/gym would be minimal in extent and will be well contained within existing front and side boundary walls. Visible alterations are largely limited to the additional of two lantern roof lights which will not be an incongruous presence within the collection of ancillary courtyard buildings or the wider area. When considering the use in isolation it would not be inappropriate as it would complement the residential use of the application dwelling and of the surrounding area.
- 8.17 The accommodation is indicated to host a sleeping area, ensuite, and open kitchen/living area, with the parking and amenity areas all being shared facilities, not having all the facilities needed for independent living meeting the criteria to be classed as an ancillary accommodation and therefore being appropriate. Despite the above, a condition has been imposed to ensure that the proposed residential annexe is to remain ancillary to the residential occupation of the application dwelling at all times in the future for the avoidance of doubt.
- 8.18 Material samples have been submitted prior to determination and are considered to be sympathetic to those present to the existing dwelling, ensuring a unified appearance.
- 8.19 It is considered that the scale, mass, design and form of the extensions and the construction materials proposed relate reasonably well to the existing dwelling and they would sit relatively comfortably upon each effected elevation. Due to the siting of the extensions, they would either have no discernible impact or a negligible impact upon the appreciation of the architectural interest of the building from the wider area. For the above reasons it is considered that the proposal would have a neutral impact, so it preserves the character and appearance of The Old Rectory

and thus the significance of the Sibson Conservation Area. Consequently, the proposal complies with Policies DM10, DM11 and DM12 the adopted SADMP, Policies S7 and S8 of the SNP, Section 16 of the NPPF and the statutory duty of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.20 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.
- 8.21 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy or 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.
- 8.22 Policy S8 of the SNP seeks to ensure that development proposals show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.23 The proposal site is located within a large heavily landscaped plot, whereby the closest dwelling houses located to the south (on the opposite side of the adjacent Highway) and to the north-west (Rose Cottage) of the proposed extensions are sited approximately 30.00-50.00 metres from the proposal respectively. Otherwise, the proposal site is adjoined by Sibson Village Hall (and its associated carpark) to its north-east/east; a blank 1.50 storey wall, which forms part of an outbuilding that belongs to the closest dwelling located to the east of the proposal sited upon the eastern boundary of the village hall carpark. To the north-west of the site sits St Botolph's Church.
- 8.24 Further to the above, the annexe element would be used only for residential purposes ancillary to the residential occupation of the application dwelling and therefore noise levels would be in proportion with such uses and are unlikely to result in any significant adverse noise impacts on the occupiers of any neighbouring dwellings. Should an unusual degree of noise pollution occur for such use it should be reported to the Council's environmental health team to be investigated under the separate environmental legislations in place.
- 8.25 Despite the relatively large scale extensions to the host dwelling, due to the distance/position the aforementioned dwellings are sited from the proposed development, the proposal will not harm the amenity or privacy afforded to neighbouring dwelling's living space or outdoor amenity space most enjoyed by their occupants. Therefore, the proposed extension accords with Policy DM10 of the SADMP, Policy S8 of the SNP, and Paragraph 135(f) of the NPPF.

Impact upon highway safety and parking provision

- 8.26 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.27 To support this, Policy DM17 of the adopted 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.

- 8.28 Policy DM18 of the adopted SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.29 Policy S8 of the SNP seeks to ensure that development proposals provide a safe and suitable access with appropriate on-site parking provision.
- 8.30 The LHDG seeks to ensure that a four or more bedroomed dwelling has an off-street parking provision for a minimum of three vehicles.
- 8.31 Following the extensions the dwelling would serve seven bedrooms instead of the pre-existing four, however, the development will not result in the loss of existing off-street parking provision. Furthermore, given the size of the parking space identified on the plan submitted as part of this application, sufficient off-street parking space will be provided and retained.
- 8.32 No access arrangements are sought.
- 8.33 The proposed development would therefore be in accordance with Policy DM17 and DM18 of the adopted SADMP, Policy S8 of the SNP, Paragraphs 115(b) and 116 of the NPPF, and the LHDG.

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 The proposed development is for extensions and alterations to existing domestic property. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, as long as the proposal is in accordance with the relevant policies of the SADMP.
- 10.2 The proposed development has been assessed, and the Local Planning Authority can conclude that the proposed development would preserve the character and appearance of The Old Rectory and thus the significance of the Sibson Conservation Area, the neighbouring amenity of occupants surrounding the application site and highway safety or the existing parking provision.
- 10.3 On this basis, the proposal is therefore considered to be in accordance with Policies DM1, DM10, DM11, DM12, DM17 and DM18 of the adopted SADMP, Policies S7 and S8 of the SNP, the Councils Good Design Guide, the SCAA, the LHDG, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, and

the overarching principles of the NPPF. The proposal 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

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 details, as received by the Local Planning Authority on the 9th March 2026.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S7 and S8 of the Sheepy Neighbourhood Plan (SNP) (2018-2036), Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, 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 Plan and Block Plan 9597-08;
- Proposed Floor Plans 9597-50b;
- Proposed Elevations 9597-51b as received by the Local Planning Authority on the 11th December 2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM10, DM11, DM12, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S7 and S8 of the Sheepy Neighbourhood Plan (SNP) (2018-2036), Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, and the overarching principles of the National Planning Policy Framework (2024).

4. The annexe hereby permitted should be used as ancillary accommodation to the dwelling known as The Old Rectory, Sheepy Road, Sibson 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 Policy DM10, DM11, DM12, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S7 and S8 of the Sheepy Neighbourhood Plan (SNP) and the National Planning Policy Framework (NPPF) (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.