

Delegated Report

Planning Reference: 26/00268/HOU
Applicant(s): Mr Robert Bennett
Ward: Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site: 30 Station Road, Desford

Proposal: Removal of the existing mono-pitch roof and construction of a new raised gable roof, installation of solar panels to the south east roof slope and associated works.

Case Officer: Gwion Russell (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 planning application seeks planning permission for a dual-pitched gabled roof form and solar panels to its southeast slope, with associated works and ridge height increase.
- 2.2. The application proposes a simple gable roof; which would be formed by two sloping roof pitches. Each pitch is set at an angle of approximately 35 degrees however the principal northwest slope would be slightly longer than the south facing slope resulting in an asymmetrical gable form. The southeast facing slope would be topped with solar panels and the alterations would include various associated works finished in facing brickwork and smooth grey roof tiles. The new roof ridge would present an additional 1m height from its existing mono-pitch ridge height.
- 2.3. Although there are no internal reconfigurations proposed, the increase in ridge height would allow some internal storage space at loft level. A side window serving the living room would also be replaced at the principal elevation of the property.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located at 30 Station Road, within the settlement boundary of Desford. The property comprises a single-storey detached dwelling situated on a plot measuring approximately 900m².

3.2. The dwelling is constructed using white render and features a central chimney breast to its principal elevation, along with a mono-pitch roof and flat roof to its rear. The property is set back approximately 30m from the highway by a substantial driveway and is bounded by vegetation.

3.3. The surrounding area is predominantly residential in nature and properties in the vicinity are generally of varying scale, massing and design.

3.4. The site is not located within the Desford conservation area, nor is the property listed.

4. Relevant Planning History

4.1. 12/00238/HOU

- Extensions and alterations to dwelling
- Permitted
- 26.04.2012

5. Publicity

5.1. The application has been publicised by sending out letters to local residents.

5.2. No responses have been received.

6. Consultation

6.1. There have been no comments received from the following consultees:

- Desford Parish Council

7. Policy

7.1. Core Strategy (2009):

- No relevant policies

7.2. 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 DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Desford Neighbourhood Plan 2018 – 2036 (DNP) (2021):

- Policy H7: Housing Design

7.4. National Planning Policies and Guidance:

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

7.5. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

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
- Impact upon residential amenity

Design and Impact upon the Character of the Area

8.2. The dwelling benefits from a 30m set back distance from the highway mitigating any prominent views from the public realm. Heavy vegetation to the boundary of the site also provides screening of the property.

8.3. The proposed increased height of the roof (additional 1m) is not considered to have a detrimental effect on the design of the dwelling and the nearby area given the varied roof forms, property massing and varied dwelling designs along Station Road. The proposed base to ridge height of approximately 4.9m would remain subordinate to its adjacent properties, Nos 32 and 28a Station Road, which are both two-storey in massing and therefore any visual impact is minimal.

8.4. The proposed use of facing reclaimed brick to finish associated works would not be considered out of keeping with the main host dwelling, where facing brick is already a secondary feature. In addition, the use of facing brick would be considered to complement the existing render upon the elevations of the property. The surrounding properties also use facing brick finishes.

8.5. The proposed solar panels would remain largely screened from public view largely given their positioning at the rear elevation of the property. The repositioned window would be sympathetic to the existing fenestration pattern and its reclaimed use would ensure it accords with the existing windows.

8.6. By virtue of the above the proposal respects the character of the existing dwelling and surrounding area and is in accordance with Policy DM10 of the SADMP, Policy H7 of the Desford Neighbourhood Plan and the Good Design Guide.

Impact upon Residential Amenity

- 8.7. The property is sited adjacent to Nos. 32 and 28a Station Road, with the nearest neighbouring elevation exceeding 5m from the new gable. Although the roof height would increase, the lower site level relative to No. 28a and the separation distance mean there would be no excessive shadowing or loss of light. At No. 32, the oblique relationship may result in some loss of natural light to rear rooms, but this would be sufficiently mitigated by the approximate 12m separation distance and the large rear garden. The proposal would also maintain 52m from properties to the rear with no impact on these neighbouring properties.
- 8.8. No new side windows are proposed, so the proposal would not cause a direct loss of privacy to neighbouring properties. The scheme would remove the living room window from the northwest elevation and replace it on the principal elevation. As this new window faces the highway and does not directly overlook neighbouring internal spaces, it would not result in loss of privacy.
- 8.9. By virtue of the above the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

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. 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.

11. 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 received by the Local Planning Authority as follows:

- Application Form - received by the Local Planning Authority on 19/03/26
- Proposed Block, Site Location Plan, Drg No. B26 03 S01B - received by the Local Planning Authority on 19/03/26
- Proposed Elevations and Plans, Drg No. B26 03 P01D - received by the Local Planning Authority on 21/03/26

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).

a. 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.