

Delegated Report

Planning Reference 25/00994/HOU
Applicant(s) Mr Rob Stretton
Ward Newbold Verdon With Desford & Peckleton



Hinckley & Bosworth
Borough Council

Application Site 11 Cottage Lane, Desford, Leicester, Leicestershire, LE9 9GF

Proposal Solar panels to roof and associated battery storage

Case Officer Jack Playle (Technical Planning Assistant)

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 full planning permission for the installation of 11 roof mounted dark glass solar panels and associated battery storage. The solar panels are proposed to be installed on the south and west facing roof slopes, with nine positioned on the west elevation and two on the south, adjoining at the upper left corner. An associated battery storage is also proposed that would be located on the western side elevation of the property. The Applicant confirmed that the battery would externally measure 0.4m in width by 0.2m in depth by 0.7m in height.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located to the north of, but within the historic core of, Desford on the north-eastern side of Cottage Lane within the Desford Conservation Area. Public Footpath R75 runs along Cottage Lane. The application site is wholly surrounded by residential properties, and the Desford Conservation Area Appraisal (2010) identifies several properties within the immediate vicinity of the application site, including the application dwelling, as significant local buildings.
- 3.2. The application site comprises a two-storey, detached and white rendered dwellinghouse. The cottage has a form and scale that most likely dates it to the first half of the 19th century, although given its location with the historic core of the settlement it may have earlier origins. However, its architectural interest has been diminished over time by works including the installation of modern UPVC replacement windows and doors and the rendering of the original brick facing walls.

4. Relevant Planning History

4.1 13/00341/HOU

- Extensions and alterations to dwelling
- Permitted
- 25.06.2013

4.2 09/00821/FUL

- Extensions and alterations to dwelling
- Permitted
- 15.12.2009

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 No responses have been received.

6. Consultation

6.1 No objections have been received from Leicestershire County Council's Ecology Department or the Council's Conservation Officer.

6.2 The Council's Conservation Officer considered that the proposal would have a neutral impact upon the character and appearance, and thus significance, of the Desford Conservation Area.

6.3 No further responses have been received.

7. Policy

7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester

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 DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

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

- Policy H1: Settlement Boundary
- Policy H7: Housing Design
- Policy ENV5: Local Heritage Assets
- Policy ENV7: Renewable Energy Infrastructure

7.4 National Planning Policies and Guidance:

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

7.5 Other Relevant Guidance:

- Desford Conservation Area Appraisal (2010).
- Good Design Guide (2020)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area and the historic environment
- Impact upon residential amenity

Impact upon the Character of the Area and the Historic Environment

8.2 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.

8.3 Chapter 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraph 216 of the NPPF highlights that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

8.4 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. Development proposals should ensure the significance of a conservation area is preserved and enhanced. Paragraph 14.45 of the SADMP confirms that development proposals should make every effort to retain the significance of locally listed heritage assets.

- 8.5 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.6 Policy H1 of the Desford Neighbourhood Plan (DNP) states that development proposals within the settlement boundary of Desford will be supported where they respect the character of the area.
- 8.7 Policy H7(a) of the DNP confirms that new development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area. Policy H7(f) of the DNP states that development should incorporate sustainable design and construction techniques including renewable technology such as photovoltaic cells. seeks to ensure that development
- 8.8 Policy ENV7 of the DNP confirms that small-scale local resident solar and wind generation infrastructure will be supported, subject to the development being of an appropriate scale in relation to the size, character and level of other facilities. Renewable energy developments should avoid or mitigate adverse effects on statutory historic environment sites and non-designated heritage assets.
- 8.9 The proposed solar panels would be mounted on the southern and western facing roof slopes of the dwelling. Due to the orientation of the host dwelling and the siting of the surrounding buildings, these elevations would be considered to be visually prominent within the narrow street scene along Cottage Lane, in particular when travelling north. The panels would be constructed with a dark finish and be fixed as flush as possible to the plane of the pitched roof slopes. Due to the dark finish of the panels, it is considered that the panels would respect the darker tones of the slate roof of the cottage and other roofs within the Conservation Area.
- 8.10 Despite the visibility of the panels within the Conservation Area street scene when located within a distinct section of Cottage Lane, their overall impact upon the character and appearance of the site and the wider Conservation Area as a whole would be considered to be negligible. The panels would also not reduce the ability of the observer to appreciate the key characteristic of the cottage as a linear historic dwelling. The battery storage infrastructure associated with the panels would be located away from the principal elevations of the property and would not be considered to result in any adverse visual effects upon the character and appearance of the Conservation Area in these site-specific circumstances.
- 8.11 By virtue of the above factors, the proposal would be considered to respect the character of the surrounding area and would have a neutral impact upon the character and appearance of the Desford Conservation Area and the significant local building, which would preserve their significance. The proposal would be therefore considered to comply with Policies DM10, DM11, and DM12 of the SADMP, Policies H1, H7, ENV5 and ENV7 of the DNP, Chapter 16 of the NPPF, and the statutory duty of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Residential Amenity

- 8.12 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.13 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.14 The solar panels would be located on the western and southern elevations of the roof of the host dwelling. The closest dwelling to these elevations would be the front elevation of 12 Cottage Lane, which would be between 13.5 metres and 15.5 metres from the development. By virtue of the proposed location and siting of the development in comparison to nearby residential properties, the proposed solar panels and associated battery storage would be considered to result in any significant adverse impacts to neighbouring residential amenity in these site-specific circumstances.
- 8.15 Given the above, and in light of the fact that there have been no objections to the scheme, the proposal would be considered to be in accordance with Policy DM10 of the SADMP.

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.

- 9.4 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

- 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 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 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:

- Amended Site Location Plan (submitted 09.12.2025)
- Proposed Roof Plan (submitted 13.10.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1, DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies H1, H7, and ENV7 of the Desford Neighbourhood Plan (2021).

3. Should the solar panel arrays and the associated battery storage hereby permitted no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months then they shall be removed from the roof within 3 months after the end of the 6 months cessation period.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10, DM11, and DM12

of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies H1, H7, and ENV7 of the Desford Neighbourhood Plan (2021).

4. The solar panels hereby permitted shall be constructed with a dark finish.

Reason: In accordance with the Applicant Form (submitted: 13.10.2025) and to ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies H1, H7, and ENV7 of the Desford Neighbourhood Plan (2021).

5. The battery storage hereby permitted shall not exceed 0.4 metres in width by 0.2m in depth by 0.7 metres in height and shall be located on the western side elevation of the existing property as detailed on Proposed Battery Storage Location (submitted: 13.01.2026).

Reason: In accordance with the Applicant's submitted details on 13 January 2026 and to ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policies DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and Policies H1, H7, and ENV7 of the Desford Neighbourhood Plan (2021).

a. **Notes to Applicant(s)**

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.