

Delegated Report

Planning Ref: 25/01016/HOU

Applicant: Mr Mitchell Torr

Ward: Markfield Stanton & Fieldhead

Site: 1 Quarrymans Court Markfield Leicester



Hinckley & Bosworth
Borough Council

Proposal: Addition of solar panels

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 full planning consent for the installation of 24 solar panels at 1 Quarrymans Court, Markfield.
- 2.2. The solar panels would be situated to the southern elevation of the main roofscape and would be set in from the eaves by 0.21 metres, the ridge by 0.18 metres and the sides by 0.45 – 0.91 metres. The solar panels consist of model type EH.DM450M1ORT-54HBB panels and would have a total power of 10.8kW.

3. Description of the site and surrounding area

- 3.1. The application dwelling is located within the settlement boundary of Markfield and within the Markfield Conservation Area. It is a late 20th century two storey detached house with gable sided main roof form, a feature chimney stack to the left side gable, open timber framed canopy porch to the front elevation with dual pitched roof and stone headers and sills to windows. An attached double garage with dual pitched roof form extends perpendicular to and forward of the front elevation. It is constructed with rustic red/brown multi facing bricks, grey slate roof and white uPVC windows. The side gable of the garage is clad in local stone. In addition to the double garage there is further off-street parking and turning available on loose stone surfaced hardstanding within the site frontage which also contains soft landscaping and is enclosed by a 1 metre high local stone wall and timber post and rail fencing.
- 3.2. The large rear garden rises appreciably in ground level from the rear elevation of the dwelling. It is enclosed by a 1 metre high local stone wall to the rear (north) boundary with Hillside, a 1.5 metres high local stone wall to the east boundary with a public right of way and 1.8 metres high solid close boarded timber fencing to the west side boundary with the neighbouring dwelling.
- 3.3. The application dwelling is the first of five detached dwellings occupying generous plots within an infill residential development accessed from Queen Street to the south with no through traffic and whose rear garden levels extend upwards to Hillside to the north. 1 Quarryman's Court demonstrates no particular traditional characteristics in regards of its design and appearance and as such it is considered to be a neutral presence within the conservation area

4. Relevant planning history

24/01116/HOU

- Garden outbuilding
- Planning Permission
- 10.02.2025

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

6. Consultation

6.1. HBBC Conservation Officer:

'The proposal is for the installation of solar panels across most of the front (southern facing) elevation of the dwelling. Due to the siting of the panels on the front elevation they would be visible when entering Quarryman's Court, but visibility of the property from the wider conservation area is generally limited due to the siting of surrounding buildings and the density of development. The panels would be evenly spread across the roof to ensure a balanced development and would have a dark grey finish which would respect the darker tones of the slate roof of the dwelling and other roofs within the conservation area. Despite the visibility of the panels in the conservation area street scene when located at the entrance to Quarryman's Court their overall impact upon the character and appearance of the wider conservation area as a whole is negligible.

For the above reasons it is considered that the proposal would have a neutral impact upon the character and appearance of the Markfield Conservation Area and thus preserve its heritage significance. Consequently, the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990.'

6.2. Markfield Parish Council:

- No comments have been received.

7. Policy

7.1. Markfield Neighbourhood Plan 2020-2039 (MNP)

- Policy M2: Landscape Character
- Policy M7: Renewable Energy
- Policy M10: Design

7.2. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 8: Key Rural Centres Relating to Leicester
- Policy 21: National Forest
- Policy 22: Charnwood Forest

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development

- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.4. National Planning Policies and Guidance

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

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Assessment against strategic planning policies

8.2 Paragraph 161 of the NPPF (2024) states that the planning system should support renewable and low carbon energy and associated infrastructure. Paragraph 168 of the NPPF (2024) states that '*When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:*

- not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;*
- recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;*

8.3 The development plan in this instance consists of the adopted Core Strategy (2009), and the SADMP (2016). Whilst there are no specific policies relevant to the proposal within the Core Strategy, Spatial Objective 12: Climate Change and Resource Efficiency does seek to minimise the impacts of climate change by, amongst other measures, increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions.

8.4 Policy DM1 of the SADMP and paragraph 11 of the NPPF (2024) provide a presumption in favour of sustainable development whereby development proposals that accord with an up-to-date development plan should be approved without delay unless material considerations indicate otherwise.

8.5 Policy DM2 of the SADMP states that the Borough Council is committed to reducing its environmental impact through carbon reduction measures and through the support of appropriately designed and sited renewable energy and low carbon developments. It further states that planning applications for the development of renewable energy and low carbon development installations at the domestic, community and commercial scales will be supported where all reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts.

8.6 Policy M7 of the MNP would not be applicable to the scheme as it relates to ground-mounted solar equipment.

- 8.7 It is therefore considered that there is strong support in principle within both local and national planning policies for the development of commercial scale renewable energy installations such as that proposed subject to all other planning matters being satisfactorily addressed.

Design and impact upon the character of the area

- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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.
- 8.12 Policy M2 of the MNP seeks to ensure that development is located and designed in a way that is sensitive to its landscape setting.
- 8.13 Policy M10 of the MNP seeks to ensure that development will only be supported where it is sympathetic to the local character and history unless of exceptional quality or innovative design.
- 8.14 In general, the utilitarian appearance of solar panels is not particularly sympathetic to a buildings appearance or the visual amenities of the surrounding area especially when situated to the principle elevation like the proposal which due to the siting of the panels would be visible when entering Quarryman's Court, however, in this case, visibility of the property from the wider conservation area is generally limited due to the siting of surrounding buildings and the density of development. The panels would be evenly spread across the roof to ensure a balanced development and would have a dark grey finish which would respect the darker tones of the slate roof of the dwelling and other roofs within the conservation area. Despite the visibility of the panels in the conservation area street scene when located at the entrance to Quarryman's Court their overall impact upon the character and appearance of the wider conservation area as a whole is negligible.
- 8.15 There is strong support for the provision of renewable energy installations of all scales within Policy DM2 of the SADMP and paragraphs 161 and 168 of the NPPF (2024) and this is a material consideration in favour of the proposal. Therefore, on balance, by virtue of their siting, design and appearance it is considered that reasonable steps have been taken to avoid or mitigate any significant adverse impacts arising from the development and that the environmental benefits of the proposal would offset any limited visual harm to the property or surrounding area.
- 8.16 For the above reasons it is considered that the proposal would have a neutral impact upon the character and appearance of the Markfield Conservation Area and thus preserve its heritage significance. Consequently, the proposal complies with

Policies DM10, DM11 and DM12 of the SADMP, section 16 of the NPPF, the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies M2 and M10 of the MNP.

Impact upon neighbouring residential amenity

- 8.17 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.
- 8.18 Policy M10 of the MNP seeks to ensure that development will only be supported where it does not significantly adversely affect the amenity of the residents in the area, including loss of daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.19 The proposed solar panels would face directly onto the Quarry House, however, would only be in a limited position of visibility to its occupiers due to its layout and fenestration positioning. Given their separation distance, maximum height, siting and overall scale, the proposed photovoltaic solar panels will not introduce structures that will harm the amenity afforded to the adjacent neighbouring dwellings.
- 8.20 The proposals would therefore be in accordance with Policy DM10 of the SADMP and Policy M10 of the MNP.

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. Policy DM1 of the adopted SADMP and paragraph 11 of the NPPF provide a presumption in favour of sustainable development. Policy DM2 of the SADMP and paragraph 161 and 168 of the NPPF support appropriately designed and sited renewable energy and low carbon developments. The site is located within the settlement boundary of Markfield where there is a presumption in favour of sustainable development.
- 10.2. By virtue of the nature of the development for the generation of renewable energy, their scale, design and appearance, it is considered that the environmental benefits of the proposals and contribution towards the reduction of carbon emissions would offset any visual harm to the appearance of the dwelling and the visual amenities of the surrounding Conservation Area. By virtue of their siting, elevation and separation

distances it is considered that the proposals would not result in any significant adverse impacts on the residential amenity of any neighbouring properties. It is considered that the proposals would be a sustainable development and in accordance with Policies DM2, DM10, DM11 and DM12 of the SADMP, the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies M2 and M10 of the MNP and the overarching principles of the NPPF.

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan
- Solar Panel Layout
as received by the Local Planning Authority on the 20th November 2025.
- Existing and Proposed Elevations, Drg No. 2520-E-01 as received by the Local Planning Authority on the 9th January 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM2, DM10, DM11 and DM12 of the SADMP, the statutory duty of Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies M2 and M10 of the Markfield Neighbourhood Plan and the overarching principles of the NPPF.

3. Should the solar panel arrays 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: In the interests of visual amenity and to protect the character and appearance of the application dwelling and surrounding area in accordance with Policies DM2, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy M10 of the Markfield Neighbourhood Plan and the overarching principles of the NPPF.

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.