

Officer Report

Planning Ref: 25/00821/FUL

Applicant: Mr And Mrs Assinder

Ward: Twycross Sheepy & Witherley



Hinckley & Bosworth
Borough Council

Site: The Cruck Cottage 7 Sheepy Road Twycross

Proposal: Single storey side extension

Case Officer: 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. The applicant seeks full planning permission for the erection of single storey side extension at The Cruck Cottage 7 Sheepy Road Twycross. The side extension would protrude 3.21 metres from the side elevation creating an overall width of 22.75 metres.
- 2.2. The proposed extension would also have a depth of approximately 4.90 metres with a gabled roof to the side and an eaves height of 2.5 metres and ridge height of 5.11 metres.
- 2.3. The extension would align with the front elevation of the original house and the rear extension, and the roof would be set down by 1.44 metres.

3. Description of the Site and the Surrounding Area

- 3.1. Cruck Cottage is a linear building which was originally a number of late-18th to early-19th century cottages located within historic core of Twycross and the Twycross Conservation Area. The cottages follow the local vernacular architecture of the Gopsall Estate having low eaves, steeply pitched gables and eyebrow dormer windows, and being constructed of red brick with a clay tile roof.
- 3.2. The building is now in use for an educational purpose as part of the Sheepy School, but it retains its original domestic character and form. Due to its heritage interest it is identified as an unlisted building of local historic or architectural importance within the Twycross Conservation Area Appraisal (2007) and it contributes positively to the character and appearance and thus heritage significance of the conservation area.

4. Relevant Planning History

07/01440/COU

- CHANGE OF USE FROM RESIDENTIAL INTO SCHOOL CLASSROOMS
- PER
- 04.02.2008

08/00696/FUL

- EXTENSION TO FORM STAIRS WITH W.C & STAFF ROOM
- PER
- 17.09.2008

5. Publicity

- 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 Atherstone Herald.
- No responses have been received.

6. Consultation

- 6.1. LCC Minerals: No objections.
- 6.2. HBBC Conservation: No objections. Substantive response, included within the impact upon the character of the conservation area section of this report.
- 6.3. HBBC Pollution: No objections.

7. Policy

- 7.1. Core Strategy (2009):
 - Policy 12: Rural Villages
- 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
 - Policy DM25: Community Facilities
- 7.3. National Planning Policies and Guidance:
 - National Planning Policy Framework (NPPF) (2024)
 - National Design Guide (2019)
 - Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

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. The proposal is located within the settlement boundary of Twycross and therefore there is a presumption in favour of sustainable development as set out in Policy DM1 and the wider policies of the NPPF.

8.3. The proposed development includes an extension to an existing education facility. Policy DM25 supports the provision of new facilities in sustainable locations, in this case as an extension to an existing school the proposal would not conflict with Policy DM25. Whilst Twycross has a limited range of public transport options the school is well established and this proposal is minor so is unlikely to increase the number of movements to the village, the application is therefore considered acceptable in principle.

Design and Impact upon the Character of the Area

8.4. 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.

8.5. 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.

8.6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant planning permission to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.7. Section 16 of the National Planning Policy Framework (NPPF) (2024) 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.

- 8.8. Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.
- 8.9. The extension is proposed to be sited off the western facing elevation and would provide additional classroom accommodation. It would be single storey in height and of a modest width so would sit comfortably upon and be subservient to the main building. It would have a dual pitch roof form with pitch angle of the roof matching the existing western gable. It would be constructed of red brick facing walls and a clay tile roof so the materials match that of the main building. The construction materials are considered to be appropriate and in keeping with the surrounding area, and their use would be secured via an appropriately worded planning condition. Windows are proposed to the extension on the front and side elevations, these would be simple timber framed casements with brick cills and segmental arched headers, so the form and detailing of the fenestration would also match the main building. And therefore, the proposal is not considered to have any adverse impact on the character and appearance of the main building and surrounding area.
- 8.10. It is noted that the elevational drawings indicate that an existing window on the front elevation is to be altered to a glazed door, and some additional roof lights would be installed on the rear elevation. These alterations are minor extent and would maintain the appearance of the building and not adversely affect the significance of the conservation area.
- 8.11. For the above reasons the extension is considered to have an appropriate siting, scale, form and be constructed of appropriate traditional materials. As such the proposal would have a neutral impact upon the character and appearance of Cruck Cottage and preserve the significance of the Twycross Conservation Area. Consequently, the proposal therefore complies with Policies DM10, DM11 and DM12 of the SADMP DPD, Section 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon Residential Amenity

- 8.12. 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.
- 8.13. Policy DM10(a) and (b) of the SADMP states that 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.
- 8.14. The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at

least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45° guidance. The proposed extension would clearly subordinate the main building and would not breach 45° guidance and would retain the existing separation distance to neighbouring dwellings and therefore the proposal is not considered to have any adverse impact on the surrounding neighbouring properties through loss of light or overdominance.

- 8.15. The proposed ground floor windows openings would not cause any loss of privacy to neighbouring dwellings due to existing boundary treatments. The additional rooflights would face the neighbour to the north, however, owing to the separation distance, presence of existing rooflights and angle of sight they are unlikely to cause additional adverse overlooking. And therefore the proposed in not cause to have any adverse impact on the amenity of neighbouring properties.
- 8.16. By virtue of these factors, 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.
- 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. As outlined in the report the development complies with the relevant policies of the Development Plan therefore, 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, as follows:

- Site Location and Block Plan, Drg No. PL-01
 - Proposed Floor Plans, Drg No. PL -04
 - Proposed Elevations, Drg No. PL-05
- along with application form all received by the local planning authority on 1 September 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 materials to be used in the construction and on the external elevations of the extension and proposed pitched roof shall match the corresponding materials of the existing building.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10, DM11 and DM12 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.