



**PLANS COMMITTEE**

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Please also note that under the Openness of Local Government Bodies Regulations 2014 that other people may film, record, tweet or blog from this meeting. The use of any images or sound recordings is not under the Council's control.

To: Councillors Bailey, Bentley (Vice-Chair), Campsall, Forrest, Fryer (Chair), Grimley, Hamilton, Lowe, Ranson, Savage, Snartt, Tassell and Tillotson  
(For attention)

All other members of the Council  
(For information)

You are requested to attend the meeting of the Plans Committee to be held in Preston Room - Woodgate Chambers on Thursday, 22nd August 2019 at 5.00 pm for the following business.

Chief Executive

Southfields  
Loughborough

14th August 2019

**AGENDA**

1. APOLOGIES

2. MINUTES OF PREVIOUS MEETING

3 - 4

The Committee is asked to confirm as a correct record the minutes of the meeting held on 18th July 2019.

3. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

4. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

5. PLANNING APPLICATIONS 5 - 57

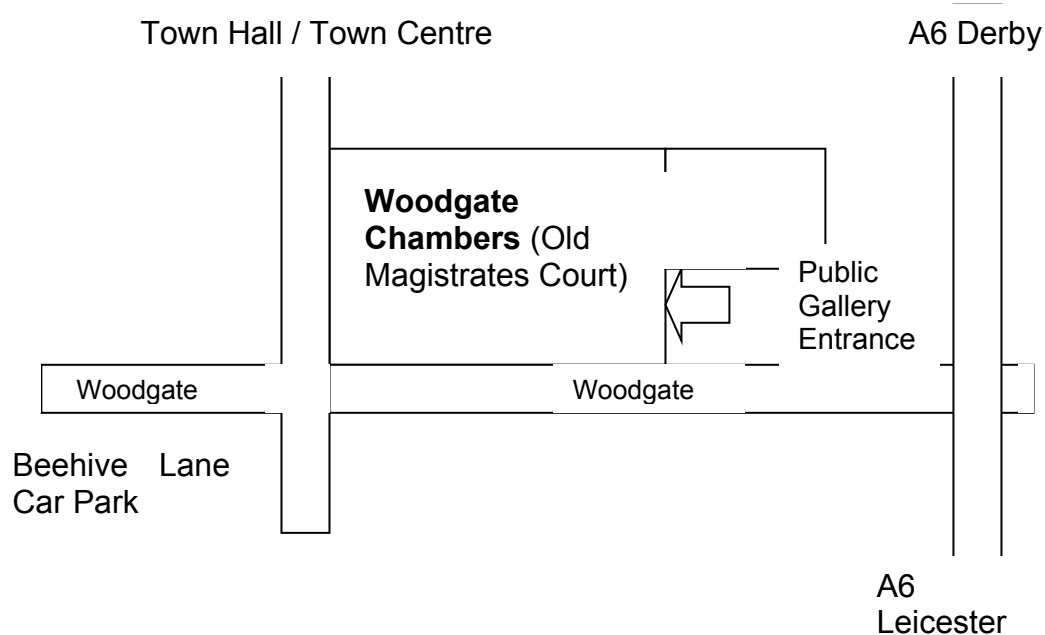
The list of planning applications to be considered at the meeting is appended.

6. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS 58 - 78

A list of applications determined under powers delegated to officers for the period from 8th July 2019 to 9th August 2019 is attached at page 58.

## WHERE TO FIND WOODGATE CHAMBERS

Woodgate Chambers  
70 Woodgate  
Loughborough  
Leicestershire  
LE11 2TZ



## PLANS COMMITTEE 18TH JULY 2019

PRESENT: The Chair (Councillor Fryer)  
The Vice Chair (Councillor Bentley)  
Councillors Bailey, Campsall, Forrest, Grimley,  
Lowe, Ranson, Savage, Tassell, Bolton, C. Harris  
and Murphy

Head of Planning and Regeneration  
Senior Planning Officer  
Team Leader Planning Enforcement  
Locum Solicitor (SG)  
Democratic Services Officer (MM)

APOLOGIES: Councillor Hamilton, Snartt and Tillotson

The Chair stated that the meeting would be recorded and the sound recording subsequently made available via the Council's website. She also advised that, under the Openness of Local Government Bodies Regulations 2014, other people may film, record, tweet or blog from this meeting, and the use of any such images or sound recordings was not under the Council's control.

### 11. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 20th June 2019 were confirmed as a correct record and signed.

### 12. QUESTIONS UNDER COMMITTEE PROCEDURE 12.8

No questions were submitted.

### 13. DISCLOSURES OF PECUNIARY AND PERSONAL INTERESTS

The following disclosures were made:

- (i) Councillor Ranson – a personal interest in respect of application P/19/0487/2 as a governor at Hall Orchard Academy;
- (ii) Councillor Bentley - a disclosure under the Planning Code of Good Practice in respect of application P/18/2601/2 as he had called the application in and would be speaking against the application.

### 14. PLANNING APPLICATIONS

Reports of the Head of Planning and Regeneration, setting out applications for planning permission, were submitted (items A to B in the appendix to the agenda filed with these minutes). Additional Items reports in respect of applications P/18/1723/2 and P/19/0487/2 were also submitted (also filed with these minutes).

In accordance with the procedure for public speaking at meetings, the following objector and applicants or their representatives attended the meeting and expressed their views:

- (i) Mr D. Clifton (objector) and Mr A. Lennard (on behalf of the applicant) in respect of application P/18/1723/2;
- (ii) Ms J. Simpson (applicant) and Mr T. Evans (on behalf of the applicant) in respect of application P/19/0487/2.

In accordance with the procedure for Borough Councillors speaking at Plans Committee meetings, the following Councillors attended the meeting and expressed their views:

- (i) Councillor Bentley in respect of application P/18/1723/2;
- (ii) Councillor Smidowicz in respect of application P/19/0487/2.

## **RESOLVED**

1. that, in respect of application P/18/1723/2 (Land at Former 28 Curzon Avenue, Birstall), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration;
2. that, in respect of application P/19/0487/2 (Pitch 4, Holywell Park, Loughborough University), planning permission be granted subject to the conditions, reasons and advice notes set out in the report of the Head of Planning and Regeneration.

## 15. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A list of applications determined under powers delegated to officers for the period from 10th June 2019 to 5th July 2019 was submitted (item 6 on the agenda filed with these minutes).

## NOTES:

1. No reference may be made to these minutes at the Council meeting on 2nd September 2019 unless notice to that effect is given to the Democratic Services Manager by five members of the Council by noon on the fifth working day following publication of these minutes.
2. These minutes are subject to confirmation as a correct record at the next meeting of the Plans Committee.

## Charnwood Borough Council

### Plans Committee – 22 August 2019

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2	P/19/0888/2	Master Oliver Pole 17 Hall Drive Burton On The Wolds LE12 5AD  Demolition of existing bungalow to be replaced by new dwelling including amended parking and access	Grant Conditionally	23
3	P/19/0813/2	Mr and Mrs Castleman Land off Platts Lane Cossington Leicestershire LE7 4UX  Erection of a dwelling with associated access, parking and landscaping works	Refuse	37

## Item No. 1

### Application Reference Number P/19/0971/2

<b>Application Type:</b>	Full	<b>Date Valid:</b>	31/05/2019
<b>Applicant:</b>	Mr Mark Horsley		
<b>Proposal:</b>	Erection of 2 detached dwellings and double garage.		
<b>Location:</b>	102 Warwick Avenue Quorn LE12 8HE		
<b>Parish:</b>	Quorn	<b>Ward:</b>	Quorn & Mountsorrel Castle
<b>Case Officer:</b>	Deborah Liggins	<b>Tel No:</b>	01509 634733

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The application has been brought to Plans Committee at the request of Councillor Hunt and Councillor Shepherd who are concerned about the appearance and design of the development, loss of light, scale and dominance, privacy, impact on the character of the area and the impact of the proposal on nature conservation and ecology.

### Description of the Application Site

The application site lies on the southern side of Warwick Avenue within an established residential area and inside the Quorn Limits to Development as identified in the Borough of Charnwood Local Plan. The existing house is two storey and is bounded to the street with a 1m high fence and has recently undergone modifications following the grant of planning permission under reference P/19/0268/2. A detached double garage lies to the south east corner of the site which currently comprises the landscaped garden to No. 102 Warwick Avenue.

The site is not within the designated Conservation Area and there are no trees on the site which are subject to Tree Preservation Orders. Surrounding housing largely dates from the 1970's and comprises good quality family homes occupying spacious plots with open frontages to Warwick Avenue. The existing dwelling at number 102 dates from the 1930's; pre-dating the surrounding development, and is therefore at variance with the prevailing character of the area. Dwellings on Warwick Avenue have been subject to extensions and significant alteration in some cases and the street scene is of dwellings of mixed styles, ages and materials.

### The Application Proposals

Members may recall an earlier scheme for the erection of 3 detached dwellings with alterations proposed to the existing house (under application P/18/2172/2) which was refused by Plans Committee contrary to officer recommendation for the following reasons:

*"The proposal is considered to represent an over development of the site. The proposal by reason of its design, scale, number and position of dwellings is considered to have a cramped and overdeveloped appearance to the detriment of visual amenity in the street scene and the character of the area. In addition, the proposed development by reason of its design, scale, proximity and layout is considered to have an unacceptable relationship with the host property (102 Warwick Avenue) resulting in a detrimental impact on the residential amenity of its future occupiers, by reason of over dominance, overbearing impact*

*and loss of light. Accordingly it is considered the development is contrary to the intentions of Policy CS2 of the Charnwood Local Plan 2011 to 2028 Core strategy, saved Policy EV/1 of the Borough of Charnwood Local Plan and Policy H5 of the draft Quorn Neighbourhood Plan and the advice contained within the adopted Supplementary Planning Document 'Leading in Design' and the National Planning Policy Framework (2018)" and*

*"It is the opinion of the local planning authority that the submitted planning layout, which shows only 4 bedroom houses, does not provide an acceptable housing mix that would meet local need as identified within the Housing and Economic Development Needs Assessment (2017) and the Draft Quorn Neighbourhood Plan. The proposal is, therefore, contrary to the strategy given in policy CS3 of the Charnwood Local Plan Core Strategy which seeks an appropriate mix of types, tenures and sizes homes having regard to the identified housing need and the character of the area. The development is also contrary to the advice contained within Policy H3 of the draft Quorn Neighbourhood Plan which requires any new development to provide a mix of housing types specifically to meet the identified local needs in Quorn, and states that where 4 plus bedroom units are included within the overall composition of a site they should be in a clear minority to the number of 1, 2 and 3 bedroom houses. In addition the housing mix proposed is considered to be contrary to the advice contained within paragraph 61 of the National Planning Policy Framework which seek to secure an appropriate mix of types, tenures and sizes of homes to widen opportunities for home ownership and create sustainable, inclusive and mixed communities, having regard to identified housing needs and the character of the area."*

Since members rejected that proposal, the applicant has secured planning permission for alterations to the existing house, the erection of a garage and the conversion of the existing garage to a garden room. However, only the alterations to the existing dwelling have been implemented under this planning permission.

The proposal retains the existing dwelling with the erection of 2 new two storey dwellings and the erection of a revised double garage which now includes first floor ancillary accommodation. The new dwellings would be placed to the southeast of the house (between the house and No. 96 Warwick Avenue) and the garage to the northwest side of the existing dwelling, adjacent No. 106. The proposed houses would be of a similar scale and appearance and would have identical internal layouts but the dwellings would have some external differences with one plot including a slightly projecting gable to the front elevation. Both dwellings would be detached 3 bedroom properties which would comprise the following accommodation: ground floor kitchen/dining room, utility room and lounge, first floor 2 bedrooms and bathroom, and a further en-suite bedroom contained within the roof space.

Each property would measure 5.1m high to first floor eaves and 8.2m to the ridge. Each dwelling would have two driveway car parking spaces to the front, landscaping and private rear gardens. The proposed double garage with an additional two frontage car parking spaces would be provided for the existing dwelling together with a good sized private rear garden. The houses are proposed to be constructed from a brick and tile to match the existing house although the details of the exact type and colour are as yet unknown. In the event members are minded to grant planning permission, a planning condition could be imposed to require samples of materials to be submitted prior to the commencement of the development. Windows are to be UPVC.

The proposed double garage proposed under this application was originally intended to be 7m high to its ridge and 2.5m high to eaves and would encompass parking and storage

space with a games room above lit by 3 roof lights within the front roof plane, the lower cill of which would be 1.7m above eaves level. However, a revised plan received on 4<sup>th</sup> July 2019 shows its ridge height lowered by 0.6m meaning it would now be just 1.6m higher than the garage previously approved under P/19/0268/2. The garage proposed under this application also has a slightly increased length to incorporate a store to the rear of the ground floor.

The applicant has submitted additional material to support the proposals in response to neighbour comments which have been received. The application is also supported by the following documents and information:

- Planning Statement/Design and Access Statement which sets out the policy and local context for the proposal
- Topographical survey
- Contextual information
- Images of resultant street scene.

## **Development Plan Policies**

### Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This focuses housing development in locations around the Leicester Principal Urban Area and Loughborough and Shepshed with three Sustainable Urban Extensions. The next tier of settlements proposed for development in this strategy are the seven Service Centres, which include Quorn.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS3 - We will manage the delivery of at least 13,940 new homes between 2011 and 2028 to balance our housing stock and meet our community's housing needs. This will be done seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area; and seeking all new housing to be built to 'Lifetime Homes', where feasible.

Policy CS16 – Sustainable Construction and Energy - supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS17 – Sustainable Transport - seeks a 6% shift from travel by private car to sustainable modes by requiring major developments to provide access to key facilities by safe and well-lit routes for walking and cycling that are integrated with the wider green infrastructure network and by securing new and enhanced bus services where new development is more than 400m walk from an existing bus stop.



Policy CS25 – Presumption in Favour of Sustainable Development – sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

#### Borough of Charnwood Local Plan 1991-2026 (adopted 12 January 2004) (saved policies)

The policies relevant to this proposal include:

Policy ST/2 – Limits to Development – Aims to confine development to land within the Limits to Development identified on the Proposals Map.

Policy EV/1- Design- Seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy TR/18 - Parking in New Development – This seeks to set the maximum standards by which development should provide for off street car parking dependent on floorspace or dwelling numbers.

#### Quorn Neighbourhood Plan

The policies relevant to this proposal include:

- Policy S1 states that development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary where the proposal fully complies with all of the policies in the Neighbourhood Plan.
- Policy S2 states that new development should reflect the guidance of the Quorn Village Design Statement and that new development will be supported where it respects the character or appearance of the neighbourhood area and, where appropriate, incorporates vernacular building materials.
- Policy H3 seeks a housing mix of 1, 2, or 3 bed dwellings and homes suitable for older people and those with restricted mobility. Dwellings with 4+ bedrooms should be a clear minority
- Policy H5 sets out how windfall developments should be considered and states that small residential development proposals within the Settlement Boundary will be supported where they are well-designed, and comply with the relevant requirements set out in other policies in the Development Plan. The policy sets out a number of criteria which form part of this consideration.

#### **Other material considerations**

#### The National Planning Policy Framework 2019 (NPPF)

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

- An economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social objective – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 sets out the presumption in favour of sustainable development and makes it clear that where there is an under-supply of housing land, the most important policies for the determination of housing proposals would be considered out of date.

Paragraphs 15-33 set out that the planning system should be genuinely plan-led and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 61 sets out that the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Paragraph 68 explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. The paragraph then goes on to explain how such sites might be promoted.

Paragraph 70 sets out that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example, where development would cause harm to the local area.

Paragraph 73 sets out that local planning authorities are expected to maintain a 5 year housing land supply and should identify and annually update their supply of specific deliverable sites as measured against the overall housing requirement for the plan period. This should include a buffer and in Charnwood this is an additional 5% in order to ensure choice and competition in the market for land.

Chapter 8 of the NPPF relates to the promotion of healthy and safe communities and sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 111 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

Paragraph 131 states that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

### Planning Practice Guidance

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues. The document also sets out relevant guidance on aspects of

flooding, air quality, noise, design, the setting and significance of heritage assets, landscape, contaminated land, Community Infrastructure Levy, transport assessments and travels plans, supporting the policy framework as set out in the NPPF.

#### Leading in Design Supplementary Planning Document (February 2006)

This document encourages and provides guidance on achieving high quality design in new development. Appendix 4 sets out spacing standards for new housing developments to ensure that overlooking and over dominance do not occur and that a good quality design is achieved.

#### Housing Supplementary Planning Document (2017)

Adopted in May 2017, the SPD provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan.

#### Housing and Economic Development Needs Assessment (HEDNA)

The Housing and Economic Development Needs Assessment (HEDNA) has looked at a wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years. The study is an important part of the evidence base for the Strategic Growth Plan. It will also form part of the evidence base for Local Plans and will feed into the Strategic Economic Plan being revised by the LLEP.

The HEDNA looks at projections based on past population and demographic trends, with adjustments made (where necessary) for higher migration to support economic growth, and/or to address affordability issues, responding to an analysis of market signals and evidence of the need for affordable housing. The HEDNA also identifies the appropriate mix of homes of different sizes needed in the market and affordable sectors and concludes that the ideal mix of market housing in Charnwood should be as follows:

- 1 bed – 0-10%
- 2 bed – 25-35%
- 3 bed – 45-55%
- 4 bed – 10-20%

#### The Leicester and Leicestershire Strategic Growth Plan 2018

This document is a non-statutory plan but has been prepared and adopted by 10 partner organisations in Leicester and Leicestershire to provide a vision to address the challenges of the region until 2050. It identifies broad locations where development should take place and the infrastructure needed to deliver it which is envisaged to be delivered through local plans.

#### Leicestershire Highway Authority - Design Guide

This guidance deals with highways and transportation infrastructure for new developments including the amount of access required for a development of this size.

#### Quorn Village Design Statement (2008)

The Quorn village Design Statement seeks to record the features of the built and natural environment of the village that are valued by its residents. The main purpose of the document is to safeguard and enhance the character of the village by promoting sympathetic and contextually appropriate design in all new developments. The document sets out various guidelines to inform developers as to what would be expected in terms of development quality.

### **Relevant Planning History**

P/77/2300/2 – Erection of garage – granted conditionally

P/88/1532/2 – Studio extension to rear of garage – granted conditionally

P/98/2148/2 – Extension to side and rear of detached house. Amendment to siting of conservatory – granted conditionally.

P/18/2172/2 – Erection of 3 detached dwellings and alterations to existing dwelling – Refused. An appeal has recently been lodged in respect of this proposal and is awaiting the appointment of an Inspector prior to the Council submitting its statement of case.

P/19/0268/2 – Alterations to existing house, erection of garage and conversion of existing garage to garden room.

### **Response of Statutory Consultees**

Quorn Parish Council raises no objection in principal to the development but comments that the height of the new dwellings should be in keeping with the existing street scene.

Leicestershire County Highway Authority observes that the application site (taking account of the existing vehicular access and that previously considered under P19/0268/2) provides one additional vehicular access. The highway authority provides advice relating to the minimum access width and surfacing of the driveways and comments that the proposed new access would accord with current standards contained within the Leicestershire Highways Design Guide. The quantum of car parking to serve each unit is also acceptable.

### **Third Party Representations**

Ward Councillor Hunt has raised concerns about the appearance, scale, dominance and design of the development on the street scene and the impact of the development, which may cause a loss of light and privacy. There is also a concern about the impact on nature conservation and ecology.

Ward Councillor Shepherd concurs with the concerns as expressed by Councillor Hunt.

A number of representations have been received against the proposal from the following residents:

Loughborough Road, 2

Rumsey Close – 2, 3, 5, 7, 8, 9, 13

Warwick Avenue – 57, 59, 77, 79, 81, 83, 96, 106

Objections to the application are made on the following grounds:

- The proposal would result in loss of privacy to neighbouring dwellings
- The proposal would cause loss of sunlight and daylight to neighbouring dwellings
- Overdevelopment of the site – The plot is too small to support additional dwellings

- The application is not very different from the previously refused scheme
- The development is incongruous in the street scene and the estate which largely dates from the 1970's and features traditional 2 storey and well spaced properties.
- The accommodation the new dwellings is spread over 3 levels
- The design of the dwellings is not in keeping with the area
- There would be inadequate space between the existing and proposed new dwellings.
- The roof heights would be higher than the surrounding dwellings
- Roof lights are not featured in neighbouring dwellings
- Land levels within the application site are already elevated 3-4 feet higher than Rumsey Close gardens and the proposed dwellings would have an overbearing impact
- Fears that the proposed double garage could be converted to a further dwelling in the future.
- The proposed garage roof is very high and the building should be set back from the building line.
- The alterations which have been undertaken to No. 102 use mismatched materials
- The proposed garage is too big and contains overlooking windows
- Warwick Avenue is heavily trafficked and this main route into the estate is also used as a school drop off point for the nearby St Bartholomew's Primary School. Vehicles often park on the pavement creating dangers for school children.
- The proposed parking spaces and driveways do not appear to be large enough
- Not enough visitor parking is provided within the site
- Additional parking within the street may block existing driveways.
- Noise and disturbance would be caused during construction
- Removal of vegetation would impact on wildlife
- The existing pond may contain protected species

## **Consideration of the Planning Issues**

This application is for full planning permission and the key considerations are:

- Principle of development
- Housing Mix
- Design and Impact in the street scene
- Impact on residential amenity
- Highway safety, servicing and parking
- The Planning Balance

### Principle of development

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted development plan unless material considerations indicate otherwise. The development plan for Charnwood comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015) and those saved policies within the Local Plan which have not been superseded by the Core Strategy. The vision within the Core Strategy (2015) confirms that by the end of the plan period Charnwood aims to be one of the most desirable places to live, work and visit in the East Midlands. To achieve this development will have been managed to improve the economy, quality of life, the environment and biodiversity. The presumption in favour of sustainable development is reinforced in paragraph 11 of the NPPF.

The Local Plan Core Strategy policies, although adopted before the new NPPF was published, are less than five years old and are considered generally consistent with the new Framework. On this basis, proposals for housing development should only be approved where they accord with policy CS1 and CS11 of the Core Strategy, unless material considerations indicate otherwise. Policies contained within the Borough of Charnwood Local Plan are older than 5 years and remain material considerations in the determination process, but should be afforded less weight.

Policy CS1 of the Core Strategy sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. This policy defines Quorn as one of a number of Service Centres which provide a range of key services. The policy seeks to provide a minimum of 3,000 new homes within and adjoining service centres between 2011 and 2028. The policy sets out that the Council will respond positively to opportunities for sustainable development and which also make effective use of land.

In considering the housing supply situation, the Council is able to show a 6.41 year supply having followed government advice on its calculation following the publication of the 2019 NPPF and subsequent advice. The Borough Council's planning policies are therefore considered to be up-to-date. In terms of decision making, Paragraph 11(c) of the NPPF (2018) states that development proposals that accord with an up-to-date development plan should be approved without delay.

The Quorn Neighbourhood Plan provides a vision for the village up to 2036. The Neighbourhood plan has been subject to consultation and has been submitted for an examination and as of June 2019 is now a 'made' Plan forming part of the Development Plan for the Borough. The policies of the plan therefore have weight which should be considered in the balance when making a decision on this application.

Policy S1 of the neighbourhood plan states that development proposals within the Neighbourhood Plan area will be supported on sites wholly within the identified settlement boundary where the proposal fully complies with all other the policies in the Neighbourhood Plan. Policy H5 relates to windfall sites and sets out that small residential development proposals within the settlement boundary will be supported where they meet all the relevant criteria including in particular that a scheme is well-designed, retains natural boundaries and does not reduce garden land to the extent local character or neighbouring residential amenity is adversely affected. The proposed development would be of a similar scale and mass to existing dwellings within the vicinity, and would follow the existing linear pattern of the development within the street. No protected natural boundaries are lost as a result of the proposal and it is considered sufficient garden space and amenity is provided. Accordingly it is considered the relevant criteria are met.

The site is located within the Limits to Development and is a small scale 'infill' proposal within a settlement defined as a Service Centre within the Core Strategy. The development is therefore in accordance with policy CS1 of the Core Strategy, which directs development to the most sustainable locations in the Borough, and Policies S1 and H5 of the Quorn Neighbourhood Plan.

### Housing Mix

Policy H3 of the Neighbourhood Plan sets out that any new housing development proposals should provide a mixture of housing types specifically to meet identified housing needs in

Quorn. The policy supports the provision of 1, 2 and 3 bedroom homes suitable for older people and those with restricted mobility. Dwellings with 4 or more bedrooms should be in a clear minority to the number of 1, 2, and 3 bedroom houses.

The proposal is for 2 three bedroom dwellings and accordingly, it is considered the design and layout of the proposed dwellings, and the scale of development is in general conformity with the Neighbourhood Plan.

#### Design and Impact in the street scene

The applicant has provided information and images to show how the development would be assimilated into the street scene. Drawing number P005 rev G received by the local planning authority on 3rd July 2019 shows the proposed street scene and demonstrates that ridge heights of the new dwellings would be on a par with those of adjacent two storey dwellings and the scale and design of the dwellings is considered to be in keeping with the eclectic house types in the street. The existing street scene features properties with varying widths and non-uniform spaces between dwellings and which are a variety of house type designs, including dwellings which have been modified by extensions and recently constructed dwellings.

It is considered that the position of the dwellings respects the current building line and although car parking would be set forward of the buildings, this is not uncommon in the street. The proposal would utilise high quality materials which would respect the retained dwelling on the site. In these respects, it is considered that the proposal would not be incongruous or out of character with the street scene and that the development would accord with design related guidance in the NPPF and Policies CS2 and EV/1, as well as Policy H5 of the neighbourhood plan and the adopted Supplementary Planning Document 'Leading in Design' and Guideline 4, 5.1 and 5.2 of the Quorn Village Design Statement which relates to the design of new housing development.

In terms of the proposed garage, this would have a higher roof than originally granted planning permission under P/19/0268/2 and this increase is in order to facilitate the first floor games room. The revised garage is also increased in length to 7.6m to facilitate a ground floor store to its rear. The garage would still have a significantly lower ridge height than the dwellings either side and its increased length would not be immediately apparent in the street scene. It is considered that the proposed garage would retain its subordinate appearance to the main house and, being set between two storey dwellings and utilising appropriate materials, would have an acceptable visual impact in the street scene.

#### Impact on residential amenity

In order to meet recommended minimum separation distances as set out in Appendix 4 of adopted SPD Leading in Design, at least 21m needs to be achieved between 2 storey proposals that would oppose principle windows in existing dwellings. The proposal achieves a separation distance of 29.8m and even allowing for the change of ground levels between the site and gardens to Rumsey Close properties, this distance is considered to be sufficient to ensure no significant losses of privacy are caused by the development and an overbearing impact is avoided. The enlarged garage would be in a similar position to the previously approved structure and it is considered that its increased dimensions would not negatively impact the amenities of No. 106 Warwick Avenue in particular. This property has a blank flanking elevation devoid of principal windows. It is therefore considered that the revised garage is acceptable. The overall height of the proposed dwellings and their



orientation is such that significant losses of daylight or sunlight are also not likely to occur to adjacent dwellings or the retained dwelling on the site.

Overall, in terms of residential amenity it is considered that the development complies with Core Strategy policy CS2, local plan policy EV/1, Policy H5 of the neighbourhood plan, the Leading in Design SPD and the NPPF.

#### Highway safety, servicing and parking

Policy CS17 of the Core Strategy seeks to provide a genuine choice for our community to walk, cycle or take longer trips on public transport and Neighbourhood Plan Policy H5 requires a safe vehicular and pedestrian access to the site. The proposal, for just two additional dwellings would not trigger any developer obligations through a Section 106 agreement to secure highway improvements or public transport provision. However, the site is well related to local shops and facilities and the scale of the proposal would not generate a significant additional need to travel by the private car.

Policy TR/18 indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimise harm to visual and local amenities. The policy promotes standards that would require 2 spaces for a 3 bedroom dwelling and 3 parking spaces for a 4 or more bedroom dwelling, although it states that this will be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

The proposal includes 2 car parking spaces per dwelling, which accords with the recommended standards, and both dwellings would have access to a private rear garden where cycle storage could be easily facilitated. The proposal also creates sufficient car parking for the 'host' property in the proposed garage and its driveway. Given the proposed parking provision and the application site's location within a sustainable settlement, with easy access to services and public transport, it is considered that the proposed car parking provision is sufficient to meet its needs and would not result in a significant highway safety concern. In addition, it is considered that the proposal, for 2 additional dwellings in this location would not result in cumulative or residual highway impacts that could be regarded as 'severe' as set out in the NPPF.

The local highway authority has previously observed that the location of the site is between a sharp bend and a junction and that vehicle speeds were unlikely to be excessive along Warwick Avenue. The revised plans of visibility splays received by the local planning authority on 8<sup>th</sup> July 2019 show the suitable provision of splays which meet current highway standards. The site is located in a residential area where all surrounding properties have driveway accesses and oncoming drivers would be expecting the potential to encounter vehicles entering or exiting properties along the road. The Highway Authority has also previously advised that there have also not been any Personal Injury Collisions in the vicinity of the site, indicating there are no road safety concerns.

The development is therefore considered to be acceptable in highway terms and meets Policy CS 17, Policy TR/18 and Policy H5 of the draft Neighbourhood plan

## Planning Balance and Conclusion

In the context of the adopted core strategy and the saved local plan policies the proposal would provide housing which would contribute towards the five year supply of housing land and this is a positive aspect in the planning balance for the proposal. The site is well related to existing development and is located in a sustainable location, it being within a Service Centre, and this is an important policy consideration in the assessment of the application.

The design proposed is of an acceptable quality in terms of Policies CS2 and EV/1 and the guidance on design in the VDS and leading in Design SPD and there is no harm relating to matters such as amenity, visual impact, highway safety that cannot be mitigated. These issues are therefore neutral in the planning balance.

The adopted Quorn Neighbourhood Plan seeks to specifically control housing mix to dwellings of 3 bedrooms or less and this policy forms part of the Development Plan and should be given full weight. The dwellings are both 3 bedroom houses and the proposal would be in accordance with all policies of the Neighbourhood Plan and Development Plan when taken as a whole and as set out above. Accordingly, there are no material considerations to indicate planning permission should not be approved.

## RECOMMENDATION:-

Grant Conditionally

- 1 The development, hereby permitted, shall be begun not later than 3 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 Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
P100 - Proposed front elevations  
Topo1 Rev F - Topographical Survey - revised plan received 28th May 2019  
19194-19-0 - Topographical survey plans of access and site - received 4th July 2019  
OS001 Rev B - 1:500 scale site location plan  
P001 Rev A - 1:500 scale site location plan  
P002 Rev A - Proposed site plan  
P003 - Elevations, section and floor plans for 3 bed house  
P004 - Rev B - Garage and games room floor plans and elevations - revised plan received 23rd July 2019  
P005 Rev G - Proposed street elevation - revised plan received 4th July 2019  
P006 Rev B - Proposed street elevations - revised plan received 4th July 2019  
P009 Rev B - Proposed site plan  
P013 Rev A Proposed elevations and floor plans of 3 bed gable house - revised plan received 3rd June 2019  
P100 Rev A - visibility splays for No. 98 site plan received 8th July 2019  
P101 Rev A - visibility splays for No 100 site plan received 8th July 2019  
P102 Rev A - visibility splays for No 102 site plan received 8th July 2019  
REASON: To define the terms of the planning permission.

- 3 No materials shall be placed on the site until such time as samples of the facing bricks and any other materials to be used on the external walls and of the roofing slates, tiles and any other materials have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.  
REASON: To make sure that the appearance of the completed development is satisfactory.
- 4 No above ground works shall commence until such time as a Construction Method Statement has been submitted to and approved by the Local Planning Authority. This document shall include as a minimum, details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, hours of construction; piling details (if applicable); control of noise emission from site; and dust mitigation. The approved plan shall be adhered to throughout the construction period.  
REASON: To ensure that the construction works take place in a manner which would not be detrimental to the environment or residential amenities, to reduce hazard for road users, to ensure that construction traffic does not use unsatisfactory roads, lead to on-street parking problems in the area.
- 5 No above ground works shall commence until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the local planning authority:  
i) the treatment proposed for all ground surfaces, including hard areas;  
ii) full details of tree planting;  
iii) planting schedules, noting the species, sizes, numbers and densities of plants;  
iv) functional services above and below ground; and  
v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.  
REASON: To make sure that a satisfactory landscaping scheme for the development is agreed.
- 6 The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.  
REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.
- 7 No dwelling hereby permitted shall be occupied, nor shall the garage hereby permitted be brought into use until such time as its respective visibility splays shown on drawings P100 rev A, P101 Rev A and number P102 Rev A received by the local planning authority on 8th July 2019 have been provided on the highway boundary. Once provided in accordance with the approved plan, the splays shall be retained in perpetuity.  
REASON: To make sure that drivers leaving the accesses have adequate visibility of pedestrians, particularly children, in the interests of road safety.

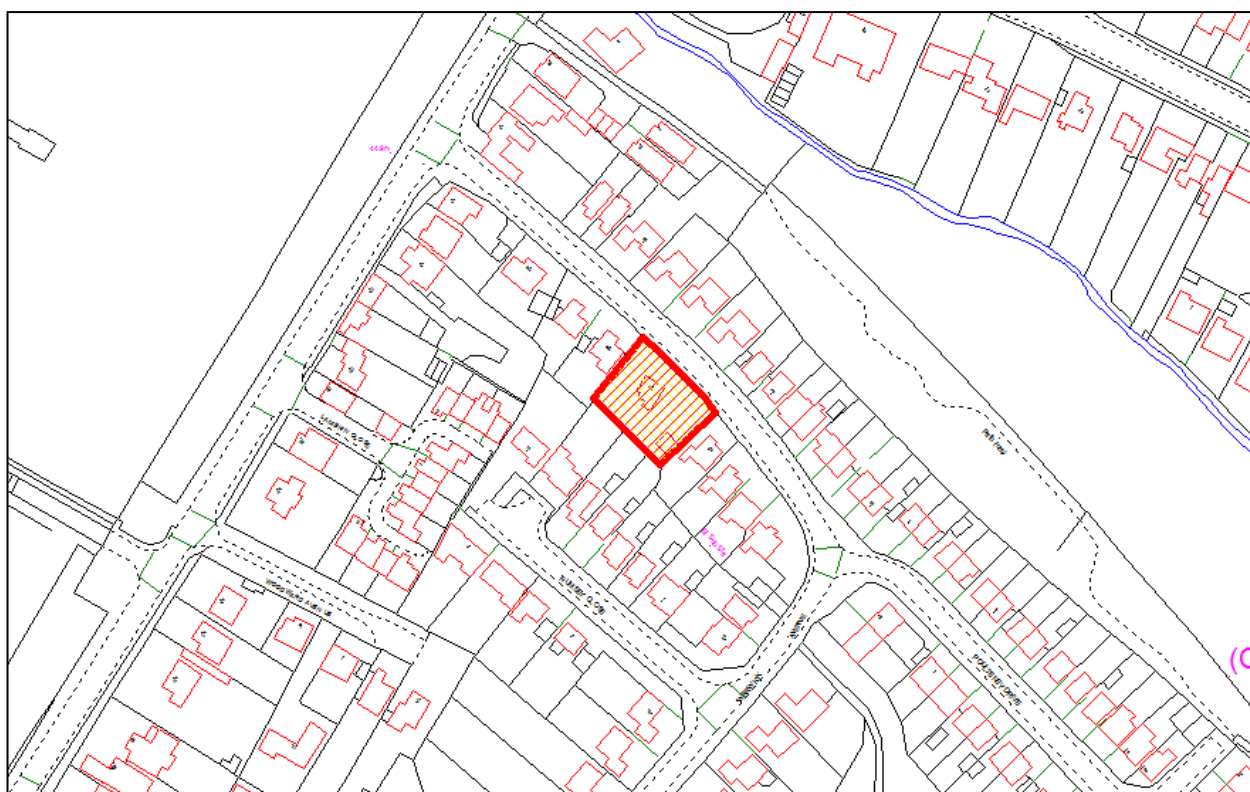
- 8 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order, with or without modifications), no fence, wall, structure or hedge or other planting exceeding 0.6m in height shall be erected, placed or planted within the splay areas referred to in the previous condition.  
REASON: To make sure that drivers leaving the access have adequate visibility of pedestrians, particularly children, in the interests of road safety.
- 9 No occupation of either dwelling shall take place until such time as its respective parking facilities shown on the approved plan have been completed in accordance with the submitted details. Thereafter, the parking facilities shall not be obstructed in any way that would prevent such use.  
REASON: To ensure sufficient off-street parking is provided in the interests of road safety.
- 10 The development hereby permitted shall not be occupied until such time as each access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.  
REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety.
11. No above ground works shall take place until a scheme for the treatment of the application site boundaries has been submitted to and agreed in writing by the local planning authority.  
REASON: To ensure the satisfactory, overall appearance of the completed development.
12. No use or occupation of the building hereby permitted shall take place until the scheme for boundary treatment, agreed under the terms of the above condition, has been fully completed.  
REASON: To ensure the satisfactory, overall appearance of the completed development.
13. No above ground works shall commence until details of existing and proposed levels, including ground levels, finished floor levels of all dwellings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the local planning authority. The development shall only be carried out in accordance with the levels details so approved.  
REASON: To make sure that the development is carried out in a way which is in character with its surroundings.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3, CS16, CS17 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies ST/2, EV/1 and TR/18 of the Borough of Charnwood Local Plan and the relevant provisions of the Quorn Neighbourhood Plan have been taken into account in the determination of this application. The

proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.

- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Leading in Design' and, therefore, no harm would arise such as to warrant refusal of planning permission.
- 3 Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 4 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or [recycle@charnwood.gov.uk](mailto:recycle@charnwood.gov.uk), before the first property is completed.
- 5 All works within the limits of the highway with regard to access shall be carried out to the satisfaction of the County Council's Highway Manager on 0116 305 0001.



## Item No. 2

### Application Reference Number P/19/0888/2

<b>Application Type:</b>	Full	<b>Date Valid:</b>	09/05/2019
<b>Applicant:</b>	Master Oliver Pole		
<b>Proposal:</b>	Demolition of existing bungalow to be replaced by new dwelling including amended parking and access		
<b>Location:</b>	17 Hall Drive Burton On The Wolds LE12 5AD		
<b>Parish:</b>	Burton on the Wolds	<b>Ward:</b>	The Wolds
<b>Case Officer:</b>	Deborah Liggins	<b>Tel No:</b>	01509 634733

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This item is referred to Plans Committee at the request of Councillor Bokor who considers the proposal is an over-development of the site. This proposal enlarges on an earlier scheme at the property.

### Description of the Application Site

The application site is located on Hall Drive close to the terminus of this single width private residential driveway. The street is a narrow private and unadopted road. The site is not within any Conservation Area but is opposite Burton Hall which is a substantial Grade II listed building dating from around 1780. The original lodge house and gates located at the junction of Hall Drive and Melton Road are also Grade II Listed in their own right. The Hall is separated from the application site by its own frontage car parking area which is substantially screened with trees and vegetation between it and the private roadway of Hall Drive. Dwellings in the street are either individually designed 2 storey houses or substantial bungalows set in large plots which benefit from their mature landscaped setting which has a woodland character.

The application property is a bungalow which was erected in the early 1960's and which has a lawned frontage with a driveway and integral garage. Ground levels slope significantly towards the north and the garden immediately north of the existing rear patio is accessed by steps because of the 1.4m drop in levels. The rear garden is large and features significant trees and planting with the existing rear elevation of the dwelling being substantially screened from the principal rear elevation of No. 5 at a distance of almost 90m and 78m to the nearest point of that dwelling. The existing ridge height of the roof is 5m as measured from the western gable. The existing dwelling has a footprint of 19.2 x 8.6m (165.12 sq.m.) with additional gabled additions to the front.

Planning permission was granted under P/18/1960/2 for the erection of a single storey extension to the rear, the rendering of the dwelling, alterations to the roof, the conversion of the garage to habitable accommodation and alterations to the fenestration, driveway and paths. The aim of the project was to provide additional accommodation to meet the needs of an occupant who resides at the property. Since the granting of that planning permission, it has become apparent to the family and health professionals that room sizes and turning spaces were insufficient to accommodate the necessary equipment and, after careful consideration of comparable costings, a revised application is now submitted.

## **Description of the Proposals**

The revised scheme proposes the demolition of the existing dwelling and the erection of a replacement and more suitable dwelling to meet the occupier's needs. The new property would be square in shape and would have a ridge height of 6.32m as measured from its western gable. The dwelling would have a footprint of 18m x 18m (324 sq..m) and would create a new raised patio to the rear with steps and an external wheelchair lift down to a lower patio and the remainder of the garden. The property would have a total of 5 bedrooms including a ground floor specially adapted en-suite bedroom, and accommodation of a live-in carer. Two of the bedrooms would be located within the loft space and would be lit by 4 roof lights proposed for both the front and rear elevations and the flat roofed dormer window in the rear roof plane.

To the front, the existing driveway would be regraded and hard-surfaced with an apron area immediately outside the front elevation and porch providing level access to the front door. To the rear the trees and planting within the garden would remain as existing.

The dwelling would have a rendered finish with a tiled roof in a dark grey colour with areas of composite cladding, exact details of which could be secured by the imposition of a planning condition.

The application is accompanied by a Construction Method Statement. This document sets out how deliveries to the site would be staged so that the volume of traffic to and from the site avoids peak times to minimize public disruption. A site office and welfare facilities will be set up on site with contractors briefed on daily arrival. The size of delivery vehicles will be constrained by the existing highway route, although it is not yet known how many staff or delivery vehicles will be required to complete the project. The document sets out that, where possible, excavated material will be recycled on site to minimize mud and debris on the drive which will be inspected daily. Should this occur, a street sweeper will be organized.

## **Development Plan Policies**

### Charnwood Local Plan 2011-2028 Core Strategy

Policy CS1 – Development Strategy outlines that provision will be made for at least 5,000 new homes in Loughborough and Shepshed, including a sustainable urban extension to the west of Loughborough of approximately 3,000 homes, approximately 1,200 homes within and adjoining Shepshed and sustainable development which contributes towards meeting the Council's remaining development needs.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access, and protect the amenity of people who live or work nearby.

Policy CS3 – Strategic Housing Needs states that the Council will manage the delivery of at least 13,940 new homes between 2011 and 2028, seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area. The commentary relating to strategic housing needs states that “based on our



projections for our population and household types, our evidence suggests that we need to increase the number of 2 bedroom homes” and “the low proportion of smaller homes available makes it difficult for older people who want to downsize, those on low incomes and benefits and younger people who want to find their first home. We need to increase the number of smaller and medium sized properties being built. Our community wants to see smaller houses and bungalows rather than flats and apartments, as these provide space for young families to grown and family to visit with older relatives.” (paragraphs 5.6 and 5.7.)

Policy CS14 – Heritage – this requires development to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make. This will be achieved by requiring development to protect heritage assets and their setting; supporting development which prioritises the refurbishment and re-use of disused or under-used buildings of merit; supporting development that is informed by and reflects relevant Landscape and Conservation Area Character Appraisals and Village Design Statements; and development that incorporates Charnwood’s distinctive local building materials and architectural details.

#### Borough of Charnwood Local Plan

Policy EV/1 – Design - seeks to ensure a high standard of design and sets out nine design criteria which new developments should satisfy. These include the requirement for new development to respect and enhance the local environment, including the scale, location, character, form and function of settlements. Development should be of a design, layout, scale and mass which is compatible with the locality and neighbouring buildings. It should also safeguard the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residents.

Policy TR/18 – Parking in New Development indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The policy promotes standards that would require 1.5 parking spaces for flat with 2 or less bedrooms. This would indicate an overall parking requirement for the proposed development of 7.5/8 spaces. The policy does however clearly state that these standards should be used as the starting point in assessing the level of provision and represent the maximum level. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off - street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

#### **Other material considerations**

##### The Leicester and Leicestershire Strategic Growth Plan 2018

This document is a non-statutory plan but has been prepared and adopted by 10 partner organisations in Leicester and Leicestershire to provide a vision to address the challenges of the region until 2050. It identifies broad locations where development should take place and the infrastructure needed to deliver it which is envisaged to be delivered through local plans.

##### The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council and provides information to developers and local planning authorities to assist in the design of road layouts. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; and help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

### The National Planning Policy Framework (NPPF) 2019

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

- An economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social objective – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 11 sets out the presumption in favour of sustainable development and makes it clear that where there is an under-supply of housing land, the most important policies for the determination of housing proposals would be considered out of date.

Paragraphs 15-33 set out that the planning system should be genuinely plan-led and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions

of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 59 states that to support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 61 sets out that the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.

Paragraph 68 explains that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out quickly. The paragraph then goes on to explain how such sites might be promoted.

Paragraph 73 sets out that local planning authorities are expected to maintain a 5 year housing land supply and should identify and annually update their supply of specific deliverable sites as measured against the overall housing requirement for the plan period. This should include a buffer and in Charnwood this is an additional 5% in order to ensure choice and competition in the market for land.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 111 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Chapter 12 of the NPPF concerns itself with achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Local planning authorities should also seek

to ensure that the quality of approved development is not materially diminished between the permission and completion, as a result of changes being made to the permitted scheme.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset affected by a proposal, including any development affecting its setting, taking account of the available evidence and any necessary expertise in order to minimize any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 193 sets out that in considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 provides that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

#### Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

This consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit. The legislation gives Local Planning Authorities a statutory duty to give special attention to the desirability of preserving listed buildings and their settings, or preserving or enhancing the character or appearance of conservation areas.

#### Planning Practice Guidance

ID 26 - Paragraphs 001-003 states that good design matters and what this can achieve through good plan making. Paragraph 004 notes that weight can be given to outstanding or innovative design and developments of poor quality design should be refused. Paragraph 007 states that planning should promote local character. New development should be integrated within existing surroundings.

#### The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

## Supplementary Planning Documents

Leading in Design - provides guidance intended to encourage, promote and inspire a higher standard of design.

### Burton on the Wolds Village Design Statement (adopted 2006)

This document is adopted as Supplementary Planning guidance and aims to supplement policy EV/1 of the Borough of Charnwood Local Plan but should also be read in conjunction with 'Leading in Design'. It is a locally prepared document which sets out the key issues and guidelines for the village in order to manage change and enhance the existing village environment.

In particular Guideline S2 sets out that any development should preserve the character given to the appearance of the village by its position nestling in a valley surrounded by agricultural land and the guideline sets out the features of the village heritage which would be respected.

Guideline S4 states that new developments should reflect the existing mix of house size, pattern, heights and roof levels. Plot shapes and sizes should reflect existing patterns and should provide spaces between buildings to maintain vistas out to the edge of the valley. Every effort should be made to preserve views over the village.

Guideline B1 explains that new developments should recognise and be sympathetic to established patterns of design and materials and that red brick is the predominant building material. Sustainable design and construction techniques also need to be considered.

Guideline B2 sets out that roof heights, chimneys, aerals and loft conversions should be in line with neighbouring properties and within the existing overall village 'skyline'.

Guideline B3 states plot shapes, sizes and building density should reflect existing patterns and layouts, particularly regarding the use of cells and clusters to create cul-de-sacs and maintain open spaces.

### **Relevant Planning History**

P/18/1790/2 – Erection of single storey extension to rear and rendering of dwelling, alterations to roof, conversion of garage to habitable accommodation, alterations to fenestration and alterations to driveway and paths – planning permission granted conditionally.

### **Responses of Statutory Consultees**

Ward Councillor Bokor objects to the proposal and has concerns about the overbearing impact of the proposal and the overdevelopment of the site.

Burton on the Wolds, Cotes and Prestwold Parish Council objects to the proposal stating it is too large and over-dominating. The dwelling would lead to a loss of light and privacy to neighbours and the elevated position of the dwelling would make the increased roof height worse. The Parish Council requests consideration also be given to the impact of the scheme on Burton Hall – a grade II listed building.

### **Other Comments Received**

A number of representations have been received against the proposal from the following residents:

Hall Drive – 1, 3, 5, 7, 11, 15, 19

Burton Hall, Hall Drive – 1

Concerns include:

- The proposed dwelling would be elevated and dominate the hillside and the estate
- The proposed patio and depth of dwelling would be overbearing to neighbours
- The ridge height of the dwelling would be increased by 1.8m on the existing bungalow
- Loss of privacy to neighbouring occupiers at the rear
- The size of the building would be exacerbated by the use of dark coloured materials.
- Impact of construction traffic on wildlife and trees
- Noise and disruption throughout construction period
- Unacceptable impact on the setting of a Grade II listed building

### **Non-Material Considerations which have been raised.**

Hall Drive is a private and unadopted road and residents are responsible for the upkeep of the wearing course of the drive. If damage occurs from its normal use or from visiting construction traffic or service vehicles, this is a private matter and not one on which should be considered as part of the determination of this planning application.

Similarly, the logistics around the demolition of the existing dwelling and the carting away of any arisings and whether legal permissions exist to use the private drive in this way are also private matters.

### **Consideration of the Planning Issues**

The main issues to be considered in the determination of this application are:

1. Principle of Development
2. The design and impact of the proposal on the street scene and the amenities of neighbouring occupiers
3. Impact on Heritage Assets
4. Car Parking & Highways
5. Bin Storage

#### Principle of Development

The starting point for decision making on all planning applications is that they must be made in accordance with the development plan unless material considerations indicate otherwise. Policies in the adopted Core Strategy and the saved policies in the Borough of Charnwood Local Plan are therefore the starting point for consideration. Policies in the Local Plan relate to achieving high quality design for all proposals.

Policy CS1 outlines the development strategy for the Borough. The majority of growth which is not taking place at the edge of Leicester is planned for Loughborough and Shepshed. Policy CS1 states that the Council will plan positively for sustainable development in Loughborough which contributes towards meeting development needs, supports the strategic vision, makes effective use of land and is in accordance with the policies of the Core Strategy.

The application site is located within the Limits to Development of Burton on the Wolds and in a well-established residential area. Burton on the Wolds is an 'other' settlement as defined in the adopted Core Strategy and a location in which the local planning authority will respond positively to small scale opportunities within the limits. The proposal is a replacement dwelling meaning that there would be no net increase in the number of homes on the site and no additional contribution to the Borough's overall housing supply which is currently calculated to be 6.41 years.

The existing dwelling is of no architectural or historic merit and is in need of substantial modernization to meet modern thermal efficiencies. There is therefore no objection to its demolition and its replacement is acceptable in principle subject to further considerations of the design and other considerations as set out below.

#### The design and impact of the proposal on the street scene and amenities of neighbouring occupiers

The proposed dwelling is larger than the existing one and the submitted plans show that the new dwelling would have an increased ridge height of 1.41m on the existing bungalow ridge. The new dwelling would also be constructed with the same floor level as the existing dwelling which has a 1.4m drop in ground levels between the existing patio and garden. The dwelling would have the appearance of a single storey dwelling from its front elevation and would occupy a position between single storey dwellings either side.

No. 15 has a principal window in its rear elevation and two secondary windows in its western elevation which serve bedrooms. Taking account of the design of the proposal, including its flat roofed elements, the distance from No. 15 and the orientation of the dwellings, it is considered that the proposal would not have a significant impact in terms of the loss of light or privacy. In relation to No. 19, this dwelling has an attached garage on its eastern side with the nearest principal and south facing window being to the east of the garage and approximately 12m from the proposed building. A garage window exists in its eastern gable and this would be the closest window to the proposed raised patio area with significant intervening screening vegetation to the side of No. 19. Although the proposed dwelling is deeper than the existing property, it has been carefully designed to minimize impact to the amenities of neighbouring occupiers.

The 45 degree 'angle of light' rule would be respected with regard to the impact on both neighbouring dwellings. Garden lengths and proposed window positions are such that

amenity impacts to other dwellings would be unlikely. The proposal accords with and exceeds minimum separation distances as set out in 'Leading in Design'.

Given the above context, it is considered that the development proposes an appropriate standard of design and will have no significant impact on neighbouring residential amenity and would, because of its recessed position and single storey appearance from the front, have an acceptable appearance within the street scene. The scheme therefore accords with Policies CS2, EV/1 and H/17.

#### Impact on Heritage Assets

The development of dwellings within the original grounds of the Burton Hall is evidenced by the existing dwellings forming the Hall Drive residential estate. Burton Hall is a Grade II Listed Hall from the 18<sup>th</sup> century and situated at the southern end of Hall Drive which was once its former main access. The property is a three storey building with original features but which has undergone significant internal alterations prior to it becoming listed in 1984. The application property is already separated from Burton Hall by extensive trees and screening to its car park along its northern boundary and Hall Drive itself provides further physical severance from the heritage asset of the Hall which is mostly appreciated from within its own grounds.

The proposal is for a replacement dwelling of a different style to the existing bungalow and the impact of the proposed development on the setting of Burton Hall is therefore relevant. It is considered that the replacement dwelling, because of its position and scale would not be harmful to the significance of Burton Hall or its setting. The proposal would appear as a single storey dwelling in the street scene and in the context of existing dwellings and would replace an existing property within the former grounds of the Hall, the impact of which was previously found to have been acceptable. It is considered that the proposal would preserve the setting and character of the listed building and therefore, the public benefits of the scheme do not fall to be weighed in accordance with Paragraph 196 of the National Planning Policy Framework. The proposal therefore also complies with Policy CS14 of the Core Strategy.

#### Car Parking

Although the Highway Authority has not commented on the application, standing advice such as the appropriate quantum of parking, access geometry and surfacing would relate to the proposal.

The new dwelling would utilize existing vehicular accesses off Hall Drive and the resurfacing and regrading of the frontage to the property. This would necessitate the removal of some small trees and the existing lawn to facilitate easier access and turning for mobility vehicles. It is considered that this enlarged hard-surfaced frontage area would provide sufficient spaces to meet the expected needs of the development and would not create a demand for parking within the street or elsewhere.

To refuse a planning application on highway safety grounds it must be demonstrated that there is severe harm caused by the proposal. The shortage of off-street parking within the application site is not considered to exacerbate on street parking to the extent that highway safety or the free flow of traffic would be result in such harm. The property is located at the



end of a private street. It is therefore unlikely that the proposal would lead to unsafe operation of the local highway network or result in severe cumulative residual highway harms as set out in Paragraph 109 of the NPPF. It is concluded that the proposal accords with national policy, and the tenet of local policy as enshrined in Policy TR/18 of the Borough of Charnwood Local Plan.

### Bin Storage

Bin storage is sometimes a visual issue when residential properties are proposed. In this case, there is ample space for the storage of bins to the side or rear of the building and this should enable occupants to participate in the usual weekly collection service. There would therefore be no need for bins to be stored on the property frontage. Policy CS16 sets out the ways that the Council will encourage sustainable design and construction and one of these is supporting developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections. The Policy also encourages the effective use of land that has been previously developed, provided that it is not of high environmental value and in these respects in particular, it is considered that the development accords with Policy CS16.

### **Conclusion**

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them, including in this case the adopted SPD on House Extensions.

The design and impact of the proposed dwelling is considered to be acceptable in terms of the proposal's relationship with neighbouring dwellings, the heritage asset and highway matters.

Accordingly, having regard to the above considerations, it is recommended that planning permission is granted conditionally.

### **RECOMMENDATION:-**

Grant Conditionally

- 1 The development, hereby permitted, shall be begun not later than 3 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
1:1250 scale site location plan  
D & PM 3195/01 - Topographical survey  
D & PM 3195/04 Rev A - Proposed site plan  
D & PM 3195/05 - Proposed ground floor layout plan

D & PM 3195/06 - Proposed first floor layout plan  
D & PM 3195/07 Rev A - Proposed elevations (1 of 2)  
D & PM 3195/08 – Rev A Proposed elevations (2 of 2)  
D & PM 3195/09 - 3D Images as proposed

REASON: To define the terms of the planning permission.

- 3 No materials shall be placed on the site until such time as samples of the facing bricks and any other materials to be used on the external walls and of the roofing slates, tiles and any other materials have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.

REASON: To make sure that the appearance of the completed development is satisfactory.

4. The development shall only be carried out in accordance with the submitted Construction Traffic Management Plan received by the local planning authority on 8th August 2019.

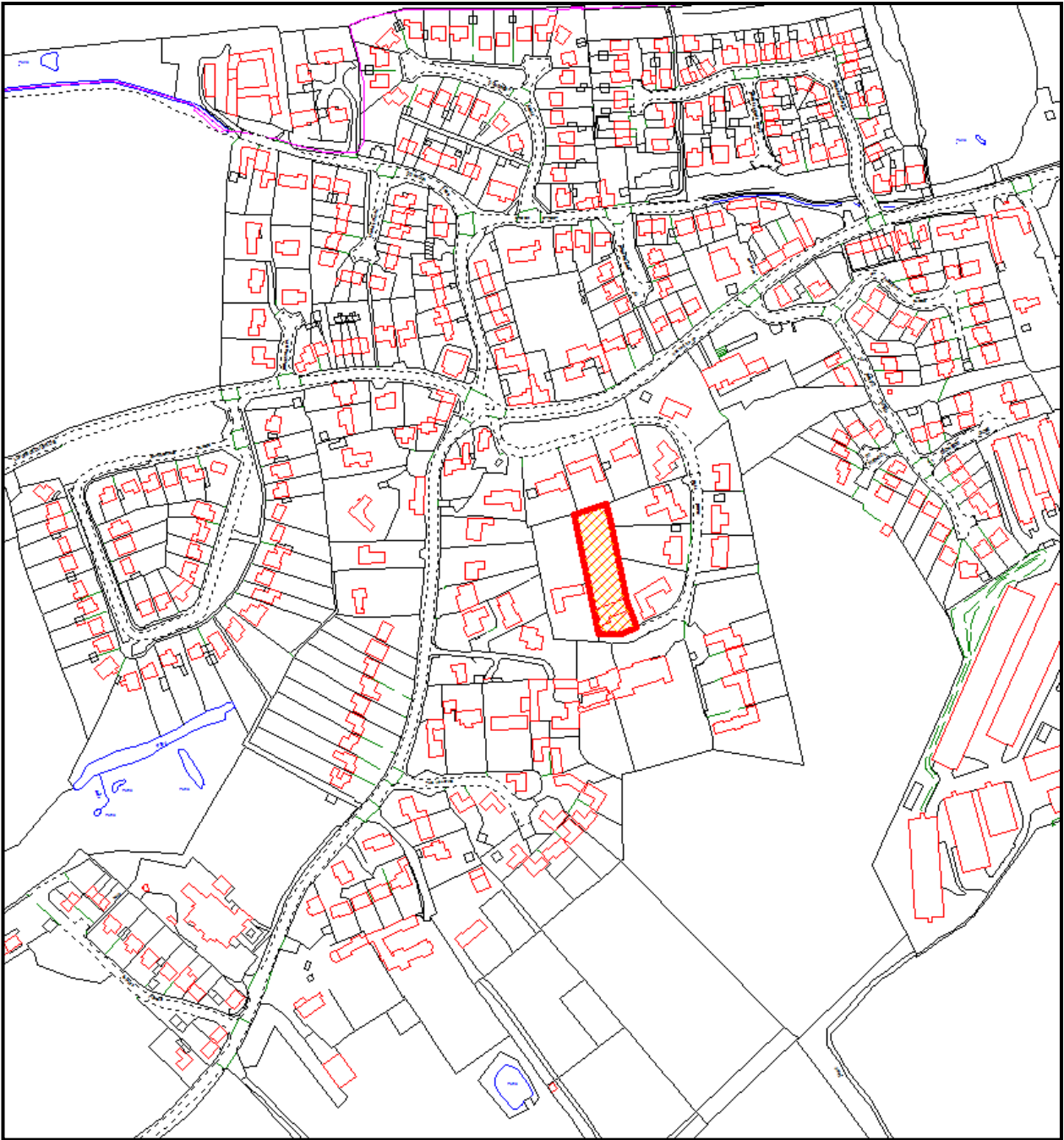
REASON: To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking and amenity problems in the area.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS1, CS2, CS3 and CS14 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1 and TR/18 of the Borough of Charnwood Local Plan have been taken into account in the determination of this application. The proposed development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Leading in Design' and, therefore, no harm would arise such as to warrant refusal of planning permission.
- 3 Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with

The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 In order to arrange for the delivery of the necessary equipment for participation in the refuse and recycling service and to ensure that the properties receive a collection service as appropriate, please contact Environmental Services on 01509 634538 or [recycle@charnwood.gov.uk](mailto:recycle@charnwood.gov.uk), before the first property is completed.
- 5 Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.



### Item No. 3

#### Application Reference Number P/19/0813/2

<b>Application Type:</b>	Full Planning Permission	<b>Date Valid:</b>	02/04/2019
<b>Applicant:</b>	Mr and Mrs Castleman		
<b>Proposal:</b>	Erection of a dwelling with associated access, parking and landscaping works.		
<b>Location:</b>	Land off Platts Lane Cossington Leicestershire LE7 4UX		
<b>Parish:</b>	Cossington	<b>Ward:</b>	Wreake Villages
<b>Case Officer:</b>	Jeremy Eaton	<b>Tel No:</b>	01509 634692

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The application has been brought to Plans Committee at the request of the Ward Councillor, Councillor James Poland. The Councillor supported planning application reference P/17/2464/2, and considered it acceptable in terms of the principle of the proposed development, design and layout and given the application faced no local opposition, and in light of this being a similar, albeit amended, scheme to that previously proposed, the Councillor has requested that the application is this time determined by Plans Committee.

#### Description of the site

The application site relates to a parcel of land, approximately 0.34 Ha. in extent, situated to the southern side of Platts Lane, located within the Development Limits to the village of Cossington, Leicestershire.

The site comprises residential garden land associated with the residential property, The Grove, which adjoins the eastern boundary of the application site, and occupies a corner plot at the highway junction of Main Street and Platts Lane. A further area of residential garden land pertaining to The Grove adjoins the western boundary of the application site. A paddock adjoins the southern boundary of the application site.

The northern part of the application site is densely vegetated with mature trees and shrubs, which provide effective screening of the site from Platts Lane. The remaining area of the site is largely grassland, with the south-eastern corner of the site also vegetated with mature trees and shrubs. A pond is located centrally within the application site. The topography of the land is relatively flat.

The application site is located within the Cossington Conservation Area. There are no Scheduled Monuments or Registered Historic Parks and Gardens located within the vicinity of the application site. There are also no Listed Buildings within close proximity of the site; the nearest Listed Buildings being situated on the corner of Main Street and Back Lane and includes No. 129 and No.'s 133 and 137 Main Street, which are Grade II listed. The site is also located within land designated as an Archaeological Alert Area.

The application site is located within Flood Zone 1.

## **The Application Proposals**

This application seeks full planning permission for the erection of 1 no. detached three-bedroom dwelling on the application site, with associated access, parking and landscaping works.

The proposed dwelling would occupy an 'L'-shaped built footprint of approximately 24.38m length and 17.83m width. It would be two-storeys in height with a maximum eaves and ridge height of approximately 5.25m and 8.6m respectively. Its architectural design is more traditional in character, incorporating more modern elements. Its material treatment would include a mixture of red brickwork, pale-coloured painted render and Mountsorrel granite stone to the walls under a Welsh slate roof, incorporating Oak-framed/painted hardwood windows and doors.

The proposed dwelling, together with its wrap-round private amenity space, will sit within the southern part of the application site. Within the northern part of the site, would be a front garden including an area of hardstanding located to the frontage of the dwellinghouse, which will be served by a gated private driveway with access taken off of Platts Lane, by virtue of the creation of a new vehicular access.

The northern boundary of the application site will remain as existing, albeit additional landscape planting is proposed adjacent to this boundary in order to close up any existing gaps within the existing landscape screen. The western boundary of the site will also be naturally landscaped.

The proposal would result in the sub-division of the existing residential curtilage of The Grove. A new 1.8m high brick wall would be erected along the eastern boundary of the application site to designate the common boundary between the two sites.

With regard to the proposals for the residential curtilage land of The Grove which adjoins the western boundary of the application site, including its proposed conversion into a publically accessible community garden and associated works, this element falls outwith the red-coloured boundary to the application site, and therefore falls outwith the scope of this application and the control of the Local Planning Authority.

The application has been accompanied by the following planning drawings which provide further context in respect of that hereby proposed:

- Drawing No. 1710/001 Rev A (Site Location Plan);
- Drawing No. 1710/002 Rev B (Site Plan as Existing);
- Drawing No. 1710/009 Rev B (Site Plan as Proposed);
- Drawing No. 1710/010 Rev B (Visibility Splay as Proposed);
- Drawing No. 1710/011 Rev B (Ground Floor Plan);
- Drawing No. 1710/012 Rev B (First Floor Plan);
- Drawing No. 1710/013 Rev B (Roof Plan);
- Drawing No. 1710/014 Rev C (West and North Elevations);
- Drawing No. 1710/015 Rev B (East and South Elevations);

- Drawing No. 1710/016 Rev B (Sections);
- Drawing No. 0686.001 Rev B (Landscape Proposals (Uncoloured));
- Drawing No. 0686.003 Rev - (Landscape Proposals (Coloured)); and
- Drawing No. 0686.004 Rev - (Landscape & Biodiversity Zone).

In addition, this application has been accompanied by the following supporting information:

- Application Form;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Landscape Statement; and
- Ecological Appraisal – Phase 1 Habitat Survey and GCN Update.

## **Development Plan Policies**

### Charnwood Local Plan Core Strategy 20011-2028 (Adopted 9th November 2015)

The policies relevant to this proposal include:

Policy CS1 - Development Strategy - sets out the development strategy for the Borough. This focuses housing development in locations around the Leicester Principal Urban Area and Loughborough and Shepshed, which includes three Sustainable Urban Extensions.

Policy CS2 – High Quality Design requires developments to make a positive contribution to Charnwood, reinforcing a sense of place. Development should respect and enhance the character of the area, having regard to scale, massing, height, landscape, layout, materials and access; protect the amenity of people who live or work nearby, provide attractive well managed public and private spaces; well defined and legible streets and spaces and reduce their impact on climate change.

Policy CS11 – Landscape and Countryside – seeks to support and protect the character of the local landscape and countryside.

Policy CS13 – Biodiversity and Geodiversity - seeks to conserve and enhance the natural environment and to ensure development takes into account impact on recognised features.

Policy CS14 – Heritage – Sets out to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Policy CS16 – Sustainable Construction and Energy - supports sustainable design and construction techniques. It also encourages the effective use of land by reusing land that has been previously developed.

Policy CS25 – Presumption in Favour of Sustainable Development – sets out a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Borough of Charnwood Local Plan 1991-2026 (adopted 12 January 2004) (saved policies)

The policies relevant to this proposal include:

Policy ST/2 – Limits to Development – Aims to confine development to land within the Limits to Development identified on the Proposals Map.

Policy EV/1- Design- Seeks to ensure a high standard of design for developments which respect the character of the area, nearby occupiers, and is compatible in mass, scale, layout, whilst using landforms and other natural features. It should meet the needs of all groups and create safe places for people.

Policy TR/18- Parking in New Development – This seeks to set the maximum standards by which development should provide for off street car parking dependent on floorspace or dwelling numbers.

**Other material considerations**

The National Planning Policy Framework 2019 (NPPF)

The NPPF is a material consideration in planning decisions. The NPPF seeks to achieve sustainable development that fulfils economic, social and environmental objectives.

Paragraph 11 states that where development accords with an up to date Development Plan it should be granted planning permission but that where relevant policies are absent or the policies which are most important for determining the application are out of date permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- policies in the NPPF that protect areas or assets of importance provide a clear reason for refusal.

Footnote 7 makes it clear that where applications for housing are being considered if a 5 year supply of housing land cannot be demonstrated or the housing delivery test indicates that the level of delivery of housing is less than 75% of the housing requirement over the last 3 years that housing supply policies should be considered to be out of date.

Paragraph 12 adds further emphasis to the primacy of the development plan stating that where proposals don't accord with an up to date plan they should normally be refused unless material considerations indicate otherwise.



In terms of the remainder of the NPPF, sections relevant to the consideration of this application include the following:

Paragraph 59 makes it clear that the needs of groups with specific housing requirements should be addressed.

Paragraph 61 states that planning policies should consider the need for housing for different groups in the community.

Paragraph 77 outlines that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 109 states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impact on the road network would be severe.

Paragraph 127 seeks to foster high quality design.

Paragraph 130 outlines that planning permission should be refused for development of poor design that fails to take opportunities available to improve the character and quality of an area and the way it functions.

Paragraph 163 states that planning decisions should ensure that flood risk is not increased elsewhere.

Paragraph 170 outlines that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes and minimising impacts on and providing net gains for biodiversity.

Paragraph 184 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 190 outlines that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, and take this into account when considering the impact of a proposal on a heritage asset in order to avoid or minimise any conflict between the conservation of the asset, and any aspect of the proposal.

Paragraph 192 advises that in the determination of a planning application, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the

asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraphs 195 and 196 relate to the level of harm caused to the significance of a designated heritage asset. Where substantial harm or total loss of significance of a designated heritage asset is to occur, Local Planning Authorities should refuse consent, unless it can be demonstrated that the public benefits of the proposal outweigh the harm caused. Where less than substantial harm is to occur, the harm should be weighed against the public benefits of the proposal.

#### National Planning Practice Guidance (NPPG)

This was launched as a web based resource, and replaces a list of previous practice guidance documents and notes, as planning guidance for England and consolidates this guidance on various topics into one location and condenses previous guidance on various planning related issues.

#### Leading in Design Supplementary Planning Document (February 2006)

This document encourages and provides guidance on achieving high quality design in new development. Appendix 4 sets out spacing standards for new housing developments to ensure that overlooking and over dominance do not occur and that a good quality design is achieved.

#### Housing Supplementary Planning Document (2017)

Adopted in May 2017, the SPD provides guidance to support the Local Plan Core Strategy and the saved policies of the Borough of Charnwood Local Plan.

#### Leicestershire Highways Design Guide

This document sets out the Local Highways Authority's design guidance in respect of highway matters.

#### Cossington Conservation Area Character Appraisal

This document provides an assessment of the special architectural and historic interest of the Conservation Area, which forms a material consideration in the assessment of planning applications.

#### Charnwood Landscape Character Assessment (2012)

This document identifies the distinct landscapes within the Borough by describing their key characteristics and natural, historical and cultural features. It defines six distinct landscape character areas, of which the site is located within the Soar Valley Landscape Character Area.

#### Settlement Limits to Development Assessment

This document comprises the review of extant Limits to Development for settlements in connection with the emerging Local Plan for the Borough. This review proposes revised Development Limits for the village of Cossington. As a result, it is intended that the application site would fall outwith the emerging Limits to Development.

#### Planning (Listed Building and Conservation Area) Act 1990

This consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit. The legislation gives Local Planning Authorities a statutory duty to give special attention to the desirability of preserving listed buildings and their settings, or preserving or enhancing the character or appearance of conservation areas.

#### **Relevant Planning History**

The application site has been the subject of the following relevant planning history:

- P/12/1828/2 - (Advice) Erection of single dwelling - Advice Given (25.09.2012);
- P/14/2090/2 - Erection of detached dwelling with access from Platts Lane - Refused (26.05.2016); and
- P/17/2464/2 - Erection of detached dwelling with associated access, parking & landscaping - Revised scheme of P/14/2090/2 – Withdrawn (01.10.2018).

#### **Response of Statutory Consultees**

##### Leicestershire County Council Highway Authority

The Local Highway Authority have referred the Local Planning Authority to their Standing Advice dated September 2011. In particular, the Local Highway Authority have advised that specific consideration is given to the design of the proposed site access and off-street vehicular parking provision.

##### Leicestershire County Council – Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) have referred the Local Planning Authority to their Standing Advice.

##### Cossington Parish Council

Support the application. It is considered that the proposed development would improve the visual appearance of the site when entering the village along Platts Lane.

#### **Third Party Representations**

##### Cllr. James Poland

The Councillor supported planning application reference P/17/2464/2, and in light of this being a similar, albeit amended, scheme to that previously proposed, the Councillor has requested that the application is this time determined by Plans Committee as opposed to it being determined under Delegated Powers.

### Public Comment

One letter of representation has been received in connection with this planning application. The correspondence requests that the proposed dwelling house is positioned further away from the adjoining property, Orchard House, and additional landscaping is provided to the southern and eastern boundaries of the application site to address any impact on the residential amenity of the neighbouring residential property by reason of scale, overlooking, and loss of privacy.

Seven letters of representations have also been received in support of the application. The comments made in these correspondences are summarised below;

- The application site is located within the Limits to Development for the village;
- There has been a historic loss of trees along Platts Lane. The proposal would reverse this trend and improve the visual amenity along this street scene;
- The design of the proposed development is considered to be sympathetic to, and enhance, a gateway to the village;
- The proposal would create a biodiversity enhancement;
- No adverse impact would arise in respect of matters of highway safety.

### **Consideration of the Planning Issues**

This application is for full planning permission and the key considerations are:

- The principle of the proposed development;
- Design and impact on a designated heritage assets;
- Impact on residential amenity;
- Impact on landscaping;
- Impact on Ecology;
- Flood risk/drainage; and
- Highway matters.

### **Principle of the proposed development**

The starting point for decision making on all planning applications is that they must be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The Development Plan for Charnwood comprises the Charnwood Local Plan 2011-2028 Core Strategy (2015) and those “saved” policies within the Local Plan which have not been superseded by the Core Strategy.

The application site is located within the Development Limits to the village of Cossington, as established under “saved” Policy ST/2 of the Charnwood Local Plan, which is identified as an ‘Other Settlement’ under the settlement hierarchy outlined within Policy CS1 of the Charnwood Local Plan (Core Strategy).

“Saved” Policy ST/2 of the Charnwood Local Plan outlines that built development will be confined to sites within Limits to Development, unless specific exceptions exist under other Development Plan policies that would otherwise allow for development outwith Limits to Development. This “saved” Policy was adopted over 5 years’ ago and as such should no longer be attributed full weight in the assessment of the proposal.

Policy CS1 of the Charnwood Local Plan (Core Strategy) sets out a settlement hierarchy for the Borough and the criteria for the considering proposals within individual tiers of settlements. The village of Cossington is included within the ‘Other Settlements’, the fourth tier of the settlement hierarchy. The policy seeks to provide a minimum of 500 new homes within Limits to Developments of such ‘Other Settlements’ between 2011 and 2028. The Council will respond positively to small-scale opportunities within Limits to Developments. The Council will also respond positively to affordable housing developments and developments which contribute to local priorities as identified in Neighbourhood Plans; however, at present, there is no such community led strategy for Cossington.

The guidance notes which support Policy CS1, notably Paragraph 4.50 of the Charnwood Local Plan (Core Strategy), outlines that ‘Other Settlements’ may be suitable for some small-scale infill development to meet local needs; however, to be considered small-scale, a development should be appropriate in size for the respective village that it would be within and the character of the site’s location and surrounding context.

Charnwood Borough Council is currently able to demonstrate a 5-year supply of deliverable housing sites. This is outlined within the Council’s ‘Five Year Housing Land Supply – 31<sup>st</sup> March 2019’ Position document, which indicates a supply of 6.41 years. As a result, the above policies, which influence the location of housing development, are considered to be up-to-date and materially relevant to the Local Planning Authority’s assessment of the proposed development in this case.

The proposed development relates to the erection of a three-bedroom dwelling house on the application site. Whilst the proposal could be considered to comprise small-scale development, it is considered that the proposed development would not represent ‘infill’ development, by virtue of the siting of the proposed dwelling house and its considerable distance to the rear of the existing development fronting Main Street. It would introduce frontage development onto this part of Platts Lane, which is not a characteristic of this part of the village. This is rural approach into the village of Cossington where new development, even with landscape screening and the minimum works necessary to form a vehicular access, would adversely alter the relationship between the village and its rural setting. In addition, there is no evidence to suggest the proposal will meet an identified local need. At present, there is no comprehensive housing need survey for Cossington. In the absence of this, there is no evidence of there being a housing need requirement within the village.

Notwithstanding the above, following the Settlement Limits to Development Assessment in connection with the emerging Local Plan for the Borough, this review proposes revised Development Limits for the village of Cossington. As a result, it is intended that the application site would fall out with the emerging Limits to Development as part of the emerging Local Plan. Whilst this document holds limited

weight in the assessment of this planning application, it is considered that the emerging Development Limits would reinforce the position of the Local Planning Authority in terms of the above assessment.

In view of the above, whilst the proposed development would be in accordance with the relevant provisions of “saved” Policy ST/2 of the Charnwood Local Plan, it is considered that the proposed development would be contrary to the relevant provisions of Policy CS1 of the Charnwood Local Plan (Core Strategy). Accordingly, it is considered on balance that the principle of development would not be acceptable in this case.

### **Design and impact on a designated heritage assets**

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policies EV/1 and H/17 of the Charnwood Local Plan 2011-2028 Core Strategy seek to ensure high quality design and layout, which respect the character and appearance of the host dwelling and are compatible with the street scene and wider built context.

Policy CS14 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to conserve and enhance our historic assets for their own value and the community, environmental and economic contribution they make.

Chapter 16 (Paragraphs 184 to 202) of the NPPF sets out Central Government’s policy in respect of heritage assets, and seeks to conserve and enhance historic assets for current and future generations. Paragraph 190 outlines that an assessment of the significance of the heritage asset to be affected is required before than assessing the level of impact caused to the heritage asset by virtue of that proposed. The assessment of harm to the heritage asset is addressed under Paragraphs 193 to 202.

The application site is located within the Cossington Conservation Area. The site is also located within land designated as an Archaeological Alert Area. There are no Listed Buildings within close proximity of the site; the nearest Listed Buildings being situated on the corner of Main Street and Back Lane and includes No. 129 and No.’s 133 and 137 Main Street, which are Grade II listed.

The Cossington Conservation Area Character Appraisal describes Cossington as a linear settlement that developed north to south along Main Street, which is demonstrated by virtue of the concentration of listed buildings and non-designated heritage assets along the length of Main Street.

The Character Appraisal refers to three distinct areas within the Conservation Area in reference to villagescape. The latter area relates to the area south of the crossroads of Main Street with Platts Lane and Back Lane to the southern boundary of the Conservation Area, which would include the application site. The character of this area is described as comprising larger plots with dwellings being more-widely spaced apart, with a variety in the placement of the buildings with several dwellings set back from the highway. The Grove is identified as being one of two properties set within their own grounds with their main elevations perpendicular to Main Street. Platts Lane is

identified as being undeveloped, although the dense vegetation, established trees and the red brick and granite rubblestone walls reflect the characteristics found elsewhere within the Conservation Area.

Dwellings are typically two-storeys in height, although there are significant differences in the sizes and scales of the buildings. The architecture within the Conservation Area is considered to be of high quality which is enhanced by the use of architectural detailing. In respect of prevailing material treatments within the Conservation Area, these include a number of elevation finishes for wall treatments (red brick is the most common wall material although render, rubblestone and a mixture of red brick/rubblestone are alternative materials used for wall treatments), three main roofing materials (Swithland slate, Welsh slate and thatch) and windows/doors of varying design and timber construction.

The application site is not specifically referred to within the Cossington Conservation Area Character Appraisal, other than forming part of the curtilage to the grounds of The Grove, and in context of its landscaped nature.

In respect of the proposed development, following consultation with Charnwood Borough Council's Conservation Officer, it is considered that this would reflect the urban grain of this part of the Conservation Area. Whilst the existing dwelling, The Grove, will sit within a substantially reduced curtilage, it will remain sited within a large-sized plot. In addition, the proposed dwelling will also sit within a large-sized residential plot, and occupy a position set back from Main Street, which is typical of the character of this part of the Conservation Area. Furthermore, the dense landscaped northern boundary of the application site, and the wider curtilage to The Grove, will largely remain as existing, despite the creation of a new vehicular access off of Platts Lane, albeit this existing landscaping will be further enhanced by additional landscape planting along this boundary within the application site. Therefore, the attractive, landscaped appearance of Platts Lane when viewed from the junction with Main Street, or indeed from the west of the application site, will be retained, which in turn will assist in terms of providing considerable screening to the proposed new dwelling.

With regard to the design of the proposed dwellinghouse, by virtue of its scale, massing, material treatment, detailing and overall appearance, it is considered that it would reflect the architectural characteristics and materials of existing buildings located within the Conservation Area. The design, although quite traditional, is considered to have a composition and refinement that provides a contemporary architectural language to the proposed dwelling rather than representing a pastiche of existing buildings. Accordingly, it is considered that the proposed dwellinghouse would be in keeping with the character and appearance of neighbouring buildings located within the Conservation Area.

Notwithstanding the above, by virtue of the landscaping scheme proposed for the northern and western boundaries of the application site, and on adjoining land pertaining to The Grove, and in consideration of the application site and its wider context to the east, south and west, it is considered that the proposed dwellinghouse would largely be screened from viewpoints within the street scenes of Platts Lane and Main Street, and in context of the wider landscape setting where it would in any event be viewed against the backdrop of the existing settlement of Cossington.

Therefore, with regard to the Cossington Conservation Area, whilst it is considered that the proposed development would not necessarily enhance the significance of the Conservation Area, it would not cause harm to local character and distinctiveness. In view of this, it is considered that no adverse harm would arise in respect of this designated heritage asset. Accordingly, no further assessment of the proposed development would be required in respect of Paragraphs 194 to 202 of the NPPF.

Notwithstanding the above, the application site sits within an Archaeological Alert Zone. The Cossington Conservation Area Character Appraisal outlines that there is potential for below-ground archaeological remains to be present within the Conservation Area, which includes the application site. Indeed, historically medieval or post-medieval finds have been discovered within the village of Cossington.

Given the nature of that proposed, and the potential for below-ground archaeological remains to be present, it is considered reasonable and appropriate in this case to apply relevant Planning Conditions in the event the Local Planning Authority are minded to grant planning permission in connection with the proposed development to ensure that archaeological investigation is undertaken prior to below-ground works being carried out, in accordance with a Written Scheme of Investigation (WSI), and that any works are implemented in accordance with the WSI.

In view of the above, and subject to planning conditions, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2 and CS14 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan 2004. Furthermore, the proposal would be in accordance with the relevant provisions of the NPPF, including Chapter 16.

### **Residential amenity**

Policies CS2 of the Charnwood Local Plan 2011-2028 Core Strategy and saved Policies EV/1 and H/17 of the Charnwood Local Plan 2011-2028 Core Strategy seek to protect the amenities of nearby properties.

The neighbouring residential properties which would potentially be most affected by the proposed development include The Grove and Orchard House. It is considered that none of the other neighbouring properties along Main Street would be affected in any way by virtue of that proposed.

With regard to The Grove, the proposed dwellinghouse would be orientated to the west of this existing neighbouring property, sited approximately 8.0m from the eastern boundary of the application site, and in excess of 42.0m to the side elevation of the host dwellinghouse. It would be two-storeys in height with a maximum eaves and ridge height of approximately 5.25m and 8.6m respectively. The length of the side elevation would be approximately 16.5m. At first floor level, there will be a number of primary habitable room (bedroom) windows and a number of primary non-habitable room (en-suite) windows.

In this case, by virtue its orientation and siting within the application site, the level of separation proposed, and its scale, mass, material treatment, and overall appearance,



it is considered that the proposed dwellinghouse would not represent an overbearing and intrusive structure to the side (western) elevation of this neighbouring property (The Grove), and its private amenity space, and would not result in any significant adverse impact in respect of loss of access to natural day and/or sun light. In addition, there are no concerns that the proposed development would result in any opportunities to overlook the side (western) elevation of The Grove. Whilst some overlooking, both real and perceived, of the private amenity space to The Grove will likely occur as a result of the proposed development, it is considered that much of the private amenity space to this neighbouring property would remain private, in which case any opportunities of overlooking afforded would unlikely undermine the occupant's enjoyment of their property. Notwithstanding this, it is important to highlight that the proposed development is being pursued by the owner of The Grove. Therefore, any adverse impact that would arise as a result of the proposed development would be as a direct result of the owner's own intentions.

With regard to Orchard House, the proposed dwellinghouse would be orientated to the north-west of this existing neighbouring property, sited approximately 11.0m from the southern boundary of the application site, and in excess of 28.0m at its closest point from the neighbouring dwellinghouse (as per the resulting dwellinghouse approved under Planning Permission reference P/18/1049/2), albeit both sites would be somewhat visually screened from one another by virtue of existing landscaping (mature trees and hedgerow) located within the application site and on adjoining land within the private amenity space of The Grove which is proposed to be retained.

In this case, by virtue its orientation and siting within the application site, the level of separation proposed, combined with existing landscaping on-site which is to be retained, and its scale, mass, material treatment, and overall appearance, it is considered that the proposed dwellinghouse would not represent an overbearing and intrusive structure to this neighbouring property, and its private amenity space, and would not result in any significant adverse impact in respect of loss of access to natural day and/or sun light. In addition, there are no concerns that the proposed development would result in any significant opportunities, if any, to overlook, both real and perceived, the northern and western elevations of the neighbouring dwellinghouse, and its private amenity space, in which case there would be no consequential loss of privacy.

Accordingly, it is considered that the residential amenity to adjoining neighbouring properties would likely be preserved without significant adverse impact arising by virtue of that proposed.

It is considered that during construction there could potentially be some adverse impacts on residential amenity. However, the Environmental Protection Act provides a variety of safeguarding measures in respect of noise, air and light pollution which would assist in this regard.

Notwithstanding the above, In respect of the private amenity spaces proposed for The Grove and the new dwellinghouse, these are considered to be of an appropriate size commensurate with the scale of the residential properties both as existing and proposed in this case.

In view of the above, it is considered that the proposed development would be in accordance with the relevant provisions of Policy CS2 of the Charnwood Local Plan (Core Strategy) and “saved” Policy EV/1 of the Charnwood Local Plan 2004. In addition, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 127 of the NPPF.

### **Impact on Landscaping**

Question 15 of the Application Form outlines that there are trees and/or hedgerows within the application site and located on adjoining land that would potentially influence the proposed development, or otherwise be important as part of the local landscape character. Drawing No. 1710/002 Rev B (Site Plan as Existing) would appear to substantiate this position.

Following a site visit, it is clear that there are existing trees/hedgerows located within the application site and on adjoining land which could influence the proposal, and could potentially be affected by virtue of the proposed development.

The Applicant has not submitted a full Tree Survey in accordance with BS 5837: Trees in relation to design, demolition and construction – Recommendations, or hedgerow survey in support of this planning application. Accordingly, it is unknown as to the quality and value of the trees and hedgerows within the application site, and on adjoining land, and therefore the impact of the proposed development on trees/hedgerows cannot be assessed at this time.

Notwithstanding the above, Officers are concerned about the potential impact of the proposed development with regard to the existing landscaping on-site. In this case, it is considered likely that a number of trees would either require removal, or would otherwise need to be subject of tree works, which in turn would likely result in the disfigurement of existing trees. In the absence of any evidence to the contrary, it is considered that the proposed development will result in adverse harm to existing landscaping on-site which would be detrimental to the character and appearance of the trees, and would likely impact their aesthetic amenity value, health and condition.

### **Impact on Ecology**

Policy CS13 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to ensure protected species are not harmed as a result of development proposals and wherever possible enhance the potential through landscaping and drainage solutions to provide development that promotes ecological benefit.

“Saved” Policy EV/1 of the Charnwood Local Plan and Policies CS2 and CS11 of the Charnwood Local Plan 2011-2028 Core Strategy seek to ensure that appropriate designs and layout are provided which delivers high quality design and the provision of appropriate green infrastructure is also a relevant consideration in this context.

In support of this planning application, the Applicant has submitted a 'Ecological Appraisal – Phase 1 Habitat Survey & GCN Update' report, prepared by White Young Green Environment Planning Transport Ltd, dated 29<sup>th</sup> November 2017.

The proposal includes the removal of an existing pond which is located within the application site. This watercourse is a Great Crested Newt (GCN) breeding site and contains a small population of GCNs, and the vegetation surrounding the pond appears to be the breeding ground of the common moorhen (*Gallinula chloropus*).

To compensate for this loss, it is proposed to create 2 no. new ponds on land located outwith but adjoining the western boundary of the application site. However, this provision will be subject to obtaining a GCN disturbance license from Natural England, to permit a habitat creation and the translocation of the existing GCN population between the two sites. This would be subject to a different consenting regime that will fall outwith the scope of any planning permission granted by the Local Planning Authority. Notwithstanding this, the Local Planning Authority consider that two of the three licensing tests applied by Natural England in assessing such licenses would not be met, in which case it is considered that Natural England would unlikely grant a GCN disturbance license for the proposed development.

The application site is considered to be of moderate foraging quality for bats. It is understood that 2 trees located within the application, which have low-moderate and moderate-high bat roost potential, are likely to be subject of either felling or other tree works, e.g. crown lifting, in order to facilitate access to the application site. In order to mitigate this impact, it is proposed to install 2 no. bat roost boxes to existing trees located adjacent to the northern boundary of the site, which are to be retained.

With regard to any further vegetation clearance, it is proposed that this will be undertaken outside of the bird nesting season (September through to February), or otherwise undertaken subject to supervision by an experienced Ecologist. Furthermore, it is proposed that this will be undertaken outside of the hibernation period for reptiles (March through to October).

With regard to invasive species on-site, notably the giant rhubarb located around the pond and Rhododendron, these are proposed to be removed from site.

Charnwood Borough Council's Senior Ecologist has raised a number of concerns about the proposal. The Council's Ecologist has referred to the consultation response provided in connection with planning application reference P/17/2464/2, which was subsequently withdrawn; however, the contents of the previous consultation response, and the concerns raised in respect of the proposed development, are equally considered to be applicable in respect of this latest planning application.

With regard to the proposed loss of the existing pond on-site, it is considered that no evidence has been submitted to demonstrate that any alternative strategies in line with the mitigation hierarchy, other than the removal of an existing GCN breeding pond, have been investigated in the first instance. Notwithstanding this, with regard to the proposed mitigation, i.e. creation of 2 no. ponds on adjoining land to the west of the

application site, this is proposed on land outwith the application site red-line boundary. At this time, in the absence of a signed Planning Obligation, the Local Planning Authority would be unable to secure the delivery and long-term management of the ecological mitigation proposed in which case the adverse impacts on European Protected Species would not be appropriately compensated. However, in any event, as outlined above, the Local Planning Authority consider that such mitigation would unlikely come forward given Natural England's likely position with regard to the GCN disturbance license for the proposed development.

On the basis of the above, the Local Planning Authority cannot be confident that the proposed development would minimise the impact on, adequately mitigate or provide adequate compensation for, the local GCN population. On this basis, and in line with Paragraph 175 of the NPPF, it is considered that the Local Planning Authority should refuse planning permission in connection with the proposed development.

In view of the above, it is considered that the proposed development would be contrary with the relevant provisions of Policy CS13 of the Charnwood Local Plan (Core Strategy). Furthermore, it is considered that the proposed development would be contrary with the relevant provisions of Chapter 15 of the NPPF.

### **Flood risk/drainage**

Policy CS16 of the Charnwood Local Plan 2011-2028 Core Strategy encourages sustainable design and construction and directing development to location within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere, and requiring new developments to manage surface water run off with no net increase in the rate of surface water runoff for Greenfield sites.

Policy CS2 of the Charnwood Local Plan 2011-2028 Core Strategy seeks to ensure that development proposals reduce their impacts upon and be resilient to the effects of climate change in this context in accordance with Policy CS16.

Paragraph 163 of the NPPF requires local planning authorities to ensure that, when determining planning applications, flood risk is not increased elsewhere and to only consider development in areas of flood risk where, informed by a site-specific flood risk assessment and will not put the users of the development at risk.

According to the Government's Flood Map for Planning, the application site is identified as being within an area (Flood Zone 1) at risk of suffering a 1 in 1000 year (0.1% chance) flood event. This is supported by the Council's own mapping data.

Residential development within Flood Zone 1 is considered to be acceptable in principle in line with Paragraph 163 of the NPPF and Policy CS16 of the Charnwood Local Plan (Core Strategy).

Notwithstanding the above, the Application Form outlines the Applicant intends on surface water being disposed by way of a soakaway and sustainable drainage system, whilst the method of foul water drainage is to be achieved by mains sewer.

No further detailed information concerning these means of drainage support this application. Accordingly, it is suggested that appropriate conditions should be imposed in the event that the Local Planning Authority are minded to grant planning permission in connection with the proposed development in order to ensure an appropriate method of foul and surface water drainage can be achieved.

Leicestershire County Council (Lead Local Flood Authority) have been consulted in connection with this planning application. No objection has been raised; however, the Lead Local Flood Authority have referred the Local Planning Authority to their Standing Advice.

In view of the above, and subject to planning conditions, it is considered that the proposed development would be in accordance with the relevant provisions of Policies CS2 and CS16 of the Charnwood Local Plan (Core Strategy), and the relevant provisions of the NPPF.

### **Highway matters**

Policy TR/18 of the Charnwood Local Plan sets out parking standards in respect of development proposals. However, the parking standards outlined within Appendix 1 of the Local Plan have now largely been superseded by virtue of those outlined within the Leicestershire Highways Design Guide.

Paragraph 109 of the NPPF outlines that 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 would be severe.

Leicestershire County Council (Local Highways Authority) were consulted in connection with this planning application. The consultation response received outlines that the Local Highways Authority raise no objection in respect of the proposed development, although they have referred the Local Planning Authority to Standing Advice.

In this case, the proposed dwellinghouse would comprise a 3-bedroom property. In line with the guidance contained within the Leicestershire Highways Design Guide, a minimum of 2 no. off-street vehicular parking spaces would be required to serve the proposal, subject to them being designed in accordance with the design standards outlined within the Design Guide.

The area of hardstanding proposed adjacent to the proposed dwellinghouse would accommodate at least 2 no. off-street vehicular parking spaces that would comply with the design standards outlined within the Leicestershire Highways Design Guide.

In respect of cycle-parking provision, in line with the guidance contained within the Leicestershire Highways Design Guide, a minimum of 1 no. cycle parking space would be required to serve the proposal, subject to this provision being designed in accordance with the design standards outlined within the Design Guide. No detailed information concerning this provision supports this application; however, this provision could be secured by way of a Planning Condition in the event that the Local Planning

Authority are mindful to grant planning permission in respect of the proposed development.

In view of the above, it is considered that appropriate off street vehicular and cycle parking provision can be accommodated within the site.

With regard to on-site turning facilities, the area of hardstanding proposed to the frontage of the proposed dwelling would provide necessary turning facilities to allow vehicles to manoeuvre on-site in order to enable them to leave site in a forward gear.

With regard to the proposed access, subject to the imposition of a planning condition in the event that the Local Planning Authority are mindful to grant planning permission in respect of the proposed development to control the gradient and surfacing of the proposed access, it is considered that the proposed access would comply with the design standards outlined within the Leicestershire Highways Design Guide.

Access gates are proposed to the private driveway. The gates would be sited approximately 5.96m from the back edge of the carriageway to Platts Lane which would meet the design standards outlined within the Leicestershire Highways Design Guide.

Notwithstanding the above, the proposed development would not result in any change in respect of the access and parking arrangements for The Grove. However, it is understood that the Applicant proposes to remove an existing field gate access to Platts Lane on land to the west of the application site, which falls outwith the application site, and therefore the control of the Local Planning Authority.

In view of the above, and subject to planning conditions, it is considered that the proposed development will not give rise to material harm in respect to matters of highway safety. Accordingly, it is considered that the proposed development would be in accordance with the relevant provisions of Paragraph 109 of the NPPF, Policy CS2 of the Charnwood Local Plan (Core Strategy), and the guidance contained within the Leicestershire Highways Design Guide.

## **Conclusion**

For the reasons set out in this report it is considered on balance that the principle of the proposed development is not acceptable, as it is considered to be contrary to the intentions of Policy CS1 of the Charnwood Local Plan (Core Strategy), despite the proposed development being considered to be in accordance with the relevant provisions of “saved” Policy ST/2 of the Charnwood Local Plan. The proposal would fail to comprise ‘infill’ development, by virtue of the siting of the proposed dwellinghouse and its considerable distance to the rear of the existing development fronting Main Street and its relationship with Platts Lane, nor is there any evidence to suggest it will meet an identified local need, criterion which would need to be met to be acceptable under Policy CS1.

Insufficient information has been submitted in support of this planning application to enable the Local Planning Authority to assess the potential impact of the proposed development on existing trees/hedgerows located within the application site and/or within adjoining land, and to demonstrate that the proposed development would be acceptable on such grounds, contrary to Paragraph 170 of the NPPF which aims to conserve and enhance the natural environment. Notwithstanding this, Officers are concerned about the impact of the proposed development on existing landscaping within the application site.

With regard to the matter of ecology, the proposed development will result in the loss of the existing pond on-site, with no evidence being submitted to demonstrate that any alternative strategies, other than the removal of an existing GCN breeding pond, have been investigated. Notwithstanding this, with regard to the proposed mitigation, i.e. creation of 2 no. ponds on adjoining land to the west of the application site, this is proposed on land outwith the application site red-line boundary, and in the absence of a Planning Obligation would not fall within the control of the Local Planning Authority. Therefore, the Local Planning Authority cannot be assured that the compensation measures proposed could be delivered, nor do the Local Planning Authority have any means to secure its long-term management. Accordingly, it is considered that the proposed development would be contrary with the relevant provisions of Policy CS13 of the Charnwood Local Plan (Core Strategy).

Notwithstanding the above, it is considered the proposal would not result in any adverse harm in respect of matters of design, heritage, residential amenity, flood risk/drainage and highway safety, in accordance with the relevant provisions of Policies CS2, CS14 and CS16 of the Charnwood Local Plan (Core Strategy), “saved” Policies EV/1 and TR/18 of the Charnwood Local Plan and the relevant provisions of the NPPF.

Accordingly, whilst the proposed development would be in accordance with the relevant provisions of Policies CS2, CS11, CS14 and CS16 of the Charnwood Local Plan (Core Strategy) and “saved” Policies ST/2 and TR/18 of the Charnwood Local Plan 2004, the proposal would be contrary with the relevant provisions of Policies CS1, CS13 and CS25 of the Charnwood Local Plan (Core Strategy) and it is recommended Planning Permission be refused for the reasons set out below.

## **RECOMMENDATION**

Refusal of Planning Permission.

Refusal Reasons:

1. The general thrust of both local and national policy is to support sustainable development and of development that would promote the health and well-being of communities. Policy CS1 of the Charnwood Local Plan 2011 to 2028 Core Strategy relates to the hierarchy of sustainability of settlements in the Borough as locations for new development. The application site lies within Cossington, which is identified by Policy CS1 as being in the ‘Other Settlements’ category

of its settlement hierarchy. The supporting text to Policy CS1 confirms that although these villages may not have access to a good range of facilities, they may be suitable for small scale infill development to meet local needs. Whilst the proposal may be considered to be small scale, it is not considered to be infill development and neither has a local need has been demonstrated. As such, the proposal is considered to be contrary to Policies CS1 and CS25 of the Charnwood Local Plan 2011 to 2028 Core Strategy, which both seek to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.

2. Insufficient information, in the form of a full Tree Survey, in accordance with BS 5837: Trees in relation to design, demolition and construction - Recommendations, and hedgerow survey, has been submitted in support of this planning application to enable the Local Planning Authority to assess the potential impact of the proposed development on existing trees/hedgerows located within the application site and/or within adjoining land which is contrary to Paragraph 170 of the NPPF which aims to conserve and enhance the natural environment.

Notwithstanding the above, the proposal would require works to the trees which would result in effects detrimental to the character and appearance of the trees and likely to impact their aesthetic amenity value health and condition.

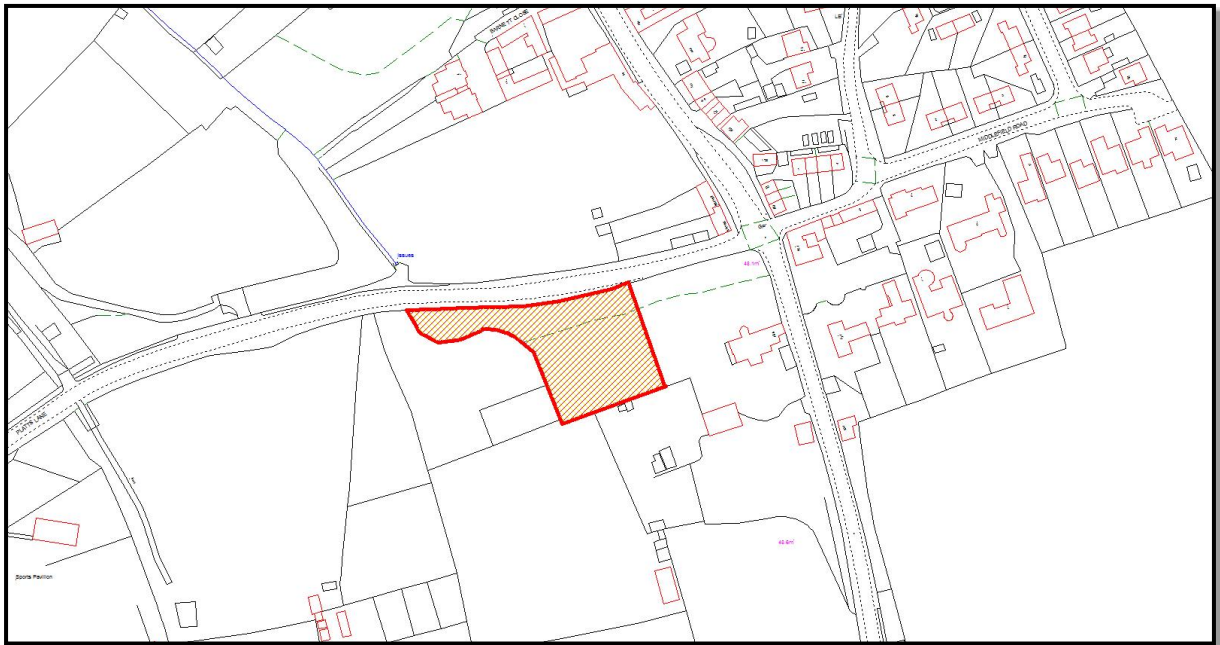
3. Insufficient information has been submitted in support of the application to demonstrate that the proposed development has followed the mitigation hierarchy in respect of impacts upon European Protected Species. Accordingly, the proposed development would be contrary with the relevant provisions of Paragraph 175 a) of the National Planning Policy Framework.
4. Notwithstanding Refusal Reason 3, in the absence of a signed Planning Obligation, the Local Planning Authority would be unable to secure the delivery and long-term management of the ecological mitigation proposed on an adjoining parcel of land located outwith the red-coloured boundary of the application site to address the adverse impact on European Protected Species that will arise by virtue of that hereby proposed. Accordingly, the proposed development would be contrary with the relevant provisions of Paragraph 175 a) of the National Planning Policy Framework and Policy CS13 of the Charnwood Local Plan (Core Strategy).

#### Informative Notes:

1. In the Local Planning Authority's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. The requirements of the National Planning Policy Framework (paragraph 38) has therefore been met in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. The development is hereby refused in accordance with the following plans/documentation:



- Drawing No. 1710/001 Rev A (Site Location Plan);
- Drawing No. 1710/002 Rev B (Site Plan as Existing);
- Drawing No. 1710/009 Rev B (Site Plan as Proposed);
- Drawing No. 1710/010 Rev B (Visibility Splay as Proposed);
- Drawing No. 1710/011 Rev B (Ground Floor Plan);
- Drawing No. 1710/012 Rev B (First Floor Plan);
- Drawing No. 1710/013 Rev B (Roof Plan);
- Drawing No. 1710/014 Rev C (West and North Elevations);
- Drawing No. 1710/015 Rev B (East and South Elevations);
- Drawing No. 1710/016 Rev B (Sections);
- Drawing No. 0686.001 Rev B (Landscape Proposals (Uncoloured));
- Drawing No. 0686.003 Rev - (Landscape Proposals (Coloured)); and
- Drawing No. 0686.004 Rev - (Landscape & Biodiversity Zone).



## Delegated planning decisions made by Charnwood Borough Council since the last Plans Committee report

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/18/2115/2	Full	Nook Corner Coffee Shop 31 The Nook Anstey Leicester LE7 7AZ	Variation of condition 2 of P/18/1472/2 to change opening hours.to between 0830 and 2330 hours Mon-Sat and to between 0930 and 2200 hours on Sundays..	Permission granted subject to conditions.	08-Jul-2019	Anstey
P/19/1044/2	Full	Flat 40 Staddon Road Anstey LE7 7AY	Fenestration alterations to second floor including provision of 4 roof lights.	Permission granted subject to conditions.	09-Jul-2019	Anstey
P/19/0960/2	Householder	62 Hazlehead Road Anstey Leicestershire LE7 7DX	Proposed garage side extension and front porch extension.	Permission granted subject to conditions.	10-Jul-2019	Anstey
P/19/0965/2	Full	1 Bencroft Close Anstey Leicestershire LE7 7DG	Variation of condition 2 of P/17/1590/2 to amend the roof design to the rear extension.	Permission granted subject to conditions.	11-Jul-2019	Anstey
P/19/0771/2	Full	67 Leicester Road Anstey LE7 7AT	Proposed change of use from guest house to educational establishment. (Use class D1)	Permission granted subject to conditions.	12-Jul-2019	Anstey
P/19/1211/2	Discharge of Conditions	Brookside Nurseries 129 Cropston Road Anstey Leicestershire LE7 7BR	Discharge of condition 9 of P/17/0881/2 regarding submission of a Landscape & Ecology Management and an Ecological Construction Method Statement	Conditions PART discharged.	01-Aug-2019	Anstey

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1359/2	Householder Prior Notification	289 Bradgate Road Anstey Leicester LE7 7FX	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.275m, with a maximum height of 3.992m, and height to the eaves of 2.820m.	Prior approval from the Council is not required.	02-Aug-2019	Anstey
P/19/1376/2	Full	9 Staddon Road Anstey LE7 7AY	Change of use to massage parlour (Sui Generis Use Class)	Permission granted subject to conditions.	06-Aug-2019	Anstey
P/19/1172/2	CL (Proposed)	9 Highfields Barrow Upon Soar LE12 8HS	Certificate of Lawful Development (proposed) for garage conversion.	Certificate of Lawful Proposed Development.	15-Jul-2019	Barrow & Sileby West
P/19/0999/2	Full	Kingswood 149 Cotes Road Barrow Upon Soar LE12 8JP	Demolition of existing dwelling and erection of new detached dwelling and formation of new driveway access to No. 151 Cotes Road.	Permission granted subject to conditions.	31-Jul-2019	Barrow & Sileby West
P/19/1130/2	Householder	156 Sileby Road Barrow Upon Soar Leicestershire LE12 8LS	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions.	09-Aug-2019	Barrow & Sileby West
P/19/1056/2	Full	67 Woodgate Drive Birstall LE4 3HW	Erection of two storey extensions to side and rear, single storey extension to rear and new front porch.	Permission granted subject to conditions.	08-Jul-2019	Birstall Wanlip
P/19/1058/2	Householder	5 Copeland Road Birstall LE4 3AB	Two storey side & rear extension and single storey rear extension (revised scheme P/19/0085/2)	Permission granted subject to conditions.	10-Jul-2019	Birstall Wanlip
P/19/0873/2	Householder	11 Tempest Road Birstall Leicestershire LE4 3BD	Erection of two storey extension to side and rear of dwelling and erection of porch to front.	Permission granted subject to conditions.	12-Jul-2019	Birstall Wanlip

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1302/2	Full	38 Fielding Road Birstall LE4 3AL	Two storey extension to side and single storey extensions to front and rear of detached dwelling.	Permission granted subject to conditions.	02-Aug-2019	Birstall Wanlip
P/19/0874/2	Householder	131 Wanlip Lane Birstall LE4 4GL	Erection of single storey extension to rear of dwelling	Permission granted subject to conditions.	08-Jul-2019	Birstall Watermead
P/19/1282/2	Equipment PD Notification	O/S 4 Gwendolin Avenue Birstall Leicestershire LE4 4HD	Installation of 7.3 metre monopole. (Telecomm Prior Notification)	The application be agreed without conditions.	10-Jul-2019	Birstall Watermead
P/19/1442/2	Discharge of Conditions	505 Loughborough Road Birstall Leicestershire LE4 4BJ	Discharge of conditions 3 & 8 of application P/19/0132/2 relating to materials and tree protection measures.	Conditions PART discharged.	19-Jul-2019	Birstall Watermead
P/18/1723/2	Full	Land At Former 28 Curzon Avenue Birstall Leicestershire	Erection of detached dwelling with double garage (Revised scheme - P/17/0526/2 refers).	Permission granted subject to conditions.	19-Jul-2019	Birstall Watermead
P/19/1110/2	Householder	33 Lambourne Road Birstall LE4 4FW	Erection of two storey extension to side and single storey extension to rear of dwelling.	Permission granted subject to conditions.	23-Jul-2019	Birstall Watermead
P/19/0805/2	Householder	146 Birstall Road Birstall LE4 4DF	Erection of 2.5 storey extension and roof alterations to rear of detached house, rendering and alterations to the site access.	Permission refused.	24-Jul-2019	Birstall Watermead
P/19/1226/2	Full	School Lane Playing Fields Recreation Ground School Lane Birstall LE4 4DH	Single storey side extension to side of existing sports pavillion.	Permission granted subject to conditions.	02-Aug-2019	Birstall Watermead

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1084/2	Householder	635 Loughborough Road Birstall LE4 4NJ	Proposed single storey extension to rear of dwelling. (Revised scheme - P/19/0213/2 refers)	Permission granted subject to conditions.	02-Aug-2019	Birstall Watermead
P/19/1237/2	Householder	85 Roman Road Birstall LE4 4BF	Single storey extension to front and rear and first floor extension to side of detached house (revised scheme P/19/0048/2 (refusal) refers)	Permission granted subject to conditions.	07-Aug-2019	Birstall Watermead
P/19/1133/2	Full	The Old Pumping Station Broome Lane East Goscote	(Part retrospective) Erection of 1.8m high fence including entrance gates to the north, east and southern boundaries, and formation of a new vehicular site access.	Permission granted subject to conditions.	24-Jul-2019	East Goscote Ward Wreake Villages
P/19/1028/2	Reserved Matters	12 Windmill Rise Woodhouse Eaves LE12 8SG	Erection of one detached dwelling - Reserved matters (Outline planning permission P/18/0447/2 refers).	Permission granted subject to conditions.	10-Jul-2019	Forest Bradgate
P/19/1335/2	Discharge of Conditions	Junction of Main Street/Groby Lane Newtown Linford Leicestershire	Discharge of condition 3 of P/19/0377/2 regarding materials	Conditions discharged – Confirmed.	12-Jul-2019	Forest Bradgate
P/19/0952/2	Full	The Spinneys Brand Lane Woodhouse Eaves LE12 8TY	Demolition of existing detached dwelling and construction of new six bedroom detached dwelling	Permission refused.	15-Jul-2019	Forest Bradgate
P/19/1152/2	Householder	51 Main Street Woodhouse Eaves Leicestershire LE12 8RY	One and a half storey extension to side and creation of dormer windows to front and rear elevation of dwelling.	Permission granted subject to conditions.	16-Jul-2019	Forest Bradgate
P/19/1233/2	Full	47 Victoria Road Woodhouse Eaves LE12 8RF	Single storey extensions to front and side and installations of dormer extensions and roof lights to front and rear.	Permission granted subject to conditions.	26-Jul-2019	Forest Bradgate

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1183/2	Householder	4 Lady Martin Drive Woodhouse Eaves Leicestershire LE12 8WX	Proposed single storey extension to rear of existing dwelling.	Permission granted subject to conditions.	31-Jul-2019	Forest Bradgate
P/19/1139/2	Full	16 Windmill Rise Woodhouse Eaves LE12 8SG	Construction of hipped roof to replace flat roof to side of detached dwelling and refurbishment works including new fenestration.	Permission granted subject to conditions.	31-Jul-2019	Forest Bradgate
P/19/1416/2	Householder	Benscliffe Hay Benscliffe Road Newtown Linford Leicestershire LE6 0AG	Erection of entrance wall and automated gates with drive realignment, resurfacing, lighting and associated landscaping.	Permission granted subject to conditions.	01-Aug-2019	Forest Bradgate
P/19/1089/2	Householder	Taylors Rock Beacon Road Woodhouse Eaves LE12 8SP	Erection of 2x gable and 2x dormer extensions to triple garage.	Permission granted subject to conditions.	01-Aug-2019	Forest Bradgate
P/19/1180/2	Householder	29 Windmill Rise Woodhouse Eaves Leicestershire LE12 8SF	Proposed creation of 2 new parking spaces by raising existing driveway. Conversion of garage into laundry / workshop.	Permission granted subject to conditions.	02-Aug-2019	Forest Bradgate
P/19/0948/2	Full	420 Bradgate Road Newtown Linford LE6 0HA	Roof extensions and fenestration alterations to dwelling to create first floor accommodation.	Permission granted subject to conditions.	06-Aug-2019	Forest Bradgate
P/19/0482/2	Full	Hill House 50 Brand Hill Woodhouse Eaves LE12 8SS	Erection of 2x outbuildings to rear of dwelling.	Permission granted subject to conditions.	09-Aug-2019	Forest Bradgate
P/19/1407/2	CL (existing)	31 Gracedieu Road Loughborough Leicestershire LE11 4QF	Certificate of lawfulness (existing) for use of property as a C4 HMO.	Permission be granted unconditionally.	01-Aug-2019	Loughborough Ashby

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1268/2	CL (existing)	369 New Ashby Road Loughborough Leicestershire LE11 4ET	Application for a proposed certificate of Lawfulness (existing) for use of property as a C4 HMO	Permission be granted unconditionally.	01-Aug-2019	Loughborough Ashby
P/19/0985/2	Full	Booth Wood County Primary School Old Ashby Road Loughborough LE11 4PG	Single storey extension to existing school building	Permission granted subject to conditions.	12-Jul-2019	Loughborough Garendon
P/19/0926/2	Full	12 King Edward Road Loughborough Leicestershire LE11 1RZ	Change of use of first floor from Class B1a (Office) to create virtual-reality centre (Use Class D2)	Permission granted subject to conditions.	24-Jul-2019	Loughborough Hastings
P/19/0898/2	Full	32 Wharncliffe Road Loughborough LE11 1SN	Change of use from residential dwelling (Use Class C3) to a large house in multiple occupation (Sui Generis) and erection of roof extension to rear.	Permission granted subject to conditions.	24-Jul-2019	Loughborough Hastings
P/19/0983/2	Full	9 Cedar Road Loughborough LE11 2AB	Change of use from dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) and single storey side and rear extensions and rear extension to roof for box dormer.	Permission refused.	24-Jul-2019	Loughborough Hastings
P/19/0764/2	Full	Loughborough Rugby Football Club Ltd Derby Road Playing Fields, off Cotton Way, Loughborough, Leicestershire LE11 5FJ	Proposed extension to car park, creation of a fenced compound for storage containers and installation of floodlights to pitch 3 .	Permission granted subject to conditions.	08-Jul-2019	Loughborough Hathern & Dishley

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1190/2	Householder	20 Hawthorne Avenue Hathern Leicestershire LE12 5LP	Erection of new roof with raised ridge height and new gable and rooflight windows.	Permission granted subject to conditions.	26-Jul-2019	Loughborough Hathern & Dishley
P/19/1232/2	Discharge of Conditions	Joinery Workshop Pasture Lane Hathern Leicestershire	Discharge of conditions of 3 and 5 of P/18/2416/2 regarding external materials and foul and surface water drainage.	Conditions NOT discharged.	01-Aug-2019	Loughborough Hathern & Dishley
P/19/0465/2	Full	69 Clarence Street Loughborough Leicestershire LE11 1DY	Change of use from 9 apartments (Use Class C3) to 9 serviced apartments (Use Class C1) (Retrospective application)	Permission granted subject to conditions.	10-Jul-2019	Loughborough Lemyngton
P/19/0554/2	Full	7 Limehurst Avenue Loughborough LE11 1PE	Erection of single storey extension to front of nursery.	Permission granted subject to conditions.	11-Jul-2019	Loughborough Lemyngton
P/19/0395/2	Full	99 Meadow Lane Loughborough Leicestershire	Change of use of 6 flats (Use Class C3) to 6 serviced flats (Use Class C1) (Retrospective application)	Permission granted subject to conditions.	12-Jul-2019	Loughborough Lemyngton
P/19/1119/2	Full	Powernetics Clarence Street Loughborough LE11 1DX	Removal of condition 3 of planning permission P/17/1469/2	Permission granted subject to conditions.	24-Jul-2019	Loughborough Lemyngton
P/19/0779/2	Full	Unit 12 Festival Drive Loughborough LE11 5XJ	Two storey extension to existing commercial unit.	Permission granted subject to conditions.	31-Jul-2019	Loughborough Lemyngton
P/19/1039/2	Full	Thermo Fisher Scientific Bishop Meadow Road Loughborough LE11 5RG	Proposed construction of a switch room within an industrial processing facility.	Permission granted subject to conditions.	31-Jul-2019	Loughborough Lemyngton



Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1326/2	Householder Prior Notification	12 North Road Loughborough Leicestershire LE11 1LE	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.4m, with a maximum height of 3.7m, and height to the eaves of 2.3m.	Prior approval from the Council is not required.	31-Jul-2019	Loughborough Lemyngton
P/19/1027/2	Full	2 Langdale Avenue Loughborough LE11 3RP	Proposed single storey side extension with first floor within hipped roof space.	Permission refused.	08-Jul-2019	Loughborough Nanpantan
P/19/1170/2	CL (existing)	43 Ashleigh Drive Loughborough Leicestershire LE11 3HN	Certificate of Lawfulness (existing) for use of property as a C4 HMO	Permission be granted unconditionally.	08-Jul-2019	Loughborough Nanpantan
P/19/1194/2	Householder	253 Forest Road Loughborough LE11 3HT	Proposed conservatory to rear of dwelling.	Permission granted subject to conditions.	17-Jul-2019	Loughborough Nanpantan
P/19/0900/2	Full	221 Nanpantan Road Loughborough LE11 3YD	Proposed erection of two 2.5 storey dwellings following demolition of existing dwelling.	Permission granted subject to conditions.	22-Jul-2019	Loughborough Nanpantan
P/19/1151/2	Householder	41 Spinney Hill Drive Loughborough LE11 3LB	Variation of condition 2 of P/19/0127/2 to substitute elevation plans to include white rendering of the property walls	Permission granted subject to conditions.	26-Jul-2019	Loughborough Nanpantan
P/19/1149/2	Householder	241 Nanpantan Road Loughborough Leicestershire LE11 3YD	Erection of two and single storey rear extensions and provision of dormer windows to front, rear and side of dwelling.	Permission granted subject to conditions.	30-Jul-2019	Loughborough Nanpantan
P/19/1200/2	Full	229 Nanpantan Road Loughborough LE11 3YD	Single storey extension to rear of detached dwelling.	Permission granted subject to conditions.	30-Jul-2019	Loughborough Nanpantan
P/19/0792/2	Full	25 Oaklands Avenue Loughborough LE11 3JF	Ground, first and second floor extensions to dwelling and conversion to 3 flats (Use Class C3)	Permission refused.	05-Aug-2019	Loughborough Nanpantan

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1079/2	Householder	159 Forest Road Loughborough LE11 3HS	Erection of single storey extension to side and rear of house in multiple occupation (C4) to provide 2 additional bedrooms.	Permission granted subject to conditions.	07-Aug-2019	Loughborough Nanpantan
P/19/0496/2	Full	220 Nanpantan Road Loughborough LE11 3YE	Demolition of buildings and erection of replacement scout hut, front porch extension to retained building and provision of new shed, log store and toilet block.	Permission granted subject to conditions.	09-Jul-2019	Loughborough Outwoods
P/19/0968/2	CL (existing)	22 Ulverscroft Road Loughborough LE11 3PU	Certificate of Lawfulness (existing) for two storey side extension and single storey rear extension.	Permission be granted unconditionally.	30-Jul-2019	Loughborough Outwoods
P/19/1082/2	CL (Proposed)	26 Shelthorpe Avenue Loughborough LE11 2ND	Certificate of lawfulness (proposed) for the siting of a mobile home for incidental residential use.	Certificate of Lawful Proposed Development.	10-Jul-2019	Loughborough Shelthorpe
P/19/1345/2	Discharge of Conditions	Land off Highland Drive and Knox Road Loughborough Leicestershire	Discharge of condition 3 of P/18/0888/2 regarding Construction Environment Management Plan	Conditions discharged – Confirmed.	22-Jul-2019	Loughborough Shelthorpe
P/19/1122/2	Advert Consent	Costa drive-thru with coffee shop Grange Retail Park Allendale road Loughborough	Display of Banner Advertisement (Retrospective Application).	Permission granted subject to conditions.	24-Jul-2019	Loughborough Shelthorpe
P/19/0466/2	Householder	67 Manor Drive Loughborough Leicestershire LE11 2LR	Single and two storey extensions to rear and side of end terraced dwelling.	Permission granted subject to conditions.	24-Jul-2019	Loughborough Shelthorpe
P/19/1144/2	Householder	18 Aitken Way Loughborough Leicestershire LE11 2UL	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions.	25-Jul-2019	Loughborough Shelthorpe

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0984/2	Advert Consent	Church Of The Good Shepherd Park Road Loughborough LE11 2HJ	Addition of lettering to the front of the property advertising the name of the church building	Permission granted subject to conditions.	26-Jul-2019	Loughborough Shelthorpe
P/19/1023/2	Full	99 William Street Loughborough LE11 3BY	Two storey front extension, new opening to north east elevation and increased chimney height	Permission granted subject to conditions.	11-Jul-2019	Loughborough Southfields
P/19/1016/2	Householder	16 Westfield Drive Loughborough Leicestershire LE11 3QL	Retention of outbuilding and raised patio to side and rear of dwelling.	Permission granted subject to conditions.	11-Jul-2019	Loughborough Southfields
P/19/1107/2	Full	18 Park Road Loughborough Leicestershire LE11 2EE	Change of use from dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4).	Permission refused.	12-Jul-2019	Loughborough Southfields
P/19/1214/2	Householder Prior Notification	15 Colgrove Road Loughborough LE11 3NL	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.50m, with a maximum height of 3.70m, and height to the eaves of 2.45m.	Prior approval from the Council is not required.	12-Jul-2019	Loughborough Southfields
P/19/0650/2	Full	106 Ashby Road Loughborough LE11 3AF	Conversion of office (Class A2) and dwelling to office (Class A2) and two flats.	Permission granted subject to conditions.	15-Jul-2019	Loughborough Southfields
P/19/1091/2	Full	14 Bampton Street Loughborough LE11 2DR	Single storey rear extension to house in multiple occupation.	Permission granted subject to conditions.	17-Jul-2019	Loughborough Southfields
P/19/1061/2	Full	Training Centre 19 Frederick Street Loughborough LE11 3BH	Erection of building for 9 apartments (Revised scheme - P/18/2428/2 refers)	Permission granted subject to conditions.	24-Jul-2019	Loughborough Southfields

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1186/2	Householder	37 Westfield Drive Loughborough Leicestershire LE11 3QJ	Two storey extension to rear of detached dwelling	Permission granted subject to conditions.	26-Jul-2019	Loughborough Southfields
P/19/0930/2	Full	35 Market Place Loughborough Leicestershire LE11 3EB	Change of use from Class A1 (Retail) to Class A3 use (Cafe/Coffee shop) (Retrospective Application).	Permission granted subject to conditions.	31-Jul-2019	Loughborough Southfields
P/19/1118/2	CL (existing)	32 Curzon Street Loughborough Leicestershire LE11 3BQ	Property being used as C4 HMO	Permission be granted unconditionally.	31-Jul-2019	Loughborough Southfields
P/19/1140/2	Full	72 Park Road Loughborough Leicestershire LE11 2HH	Change of use from Residential (Class C3) to House in Multiple Occupation (Class C4).	Permission granted subject to conditions.	01-Aug-2019	Loughborough Southfields
P/19/1035/2	Change of Use Prior Notification	Ground floor 36 Cattle Market Loughborough Leicestershire LE11 3DL	Change of use from retail (class A1) to cafe/restaurant (class A3) - (Prior Notification)	Prior approval from the Council is not required.	02-Aug-2019	Loughborough Southfields
P/19/1220/2	Change of Use Prior Notification	Beacon House 10 Forest Road Loughborough Leicestershire LE11 3NP	Change of use from B1(a) office to C3 residential dwelling (9 no self contained flats) (Prior Notification)	Prior approval from the Council is not required.	05-Aug-2019	Loughborough Southfields
P/19/1093/2	Full	Unit B2 Cumberland Road Trading Estate Cumberland Road Loughborough Leicestershire LE11 5DF	Change of use from light industrial (class B1) to food preparation business (class B2)	Permission granted subject to conditions.	08-Jul-2019	Loughborough Storer

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0602/2	Full	90 Alan Moss Road Loughborough LE11 5LY	Proposed change of use from dwelling (Class C3) to a house in multiple occupation(Use Class C4)	Permission granted subject to conditions.	09-Jul-2019	Loughborough Storer
P/19/0583/2	Householder	165 Knightthorpe Road Loughborough Leicestershire LE11 5JR	Retention of dropped kerb to front of dwelling.	Permission granted subject to conditions.	10-Jul-2019	Loughborough Storer
P/19/0896/2	CL (Proposed)	119 Ashby Road Loughborough LE11 3AB	Lawful Development Certificate (proposed) for the change of use from C3(a) to C3(b).	Certificate of Lawful Proposed Development.	10-Jul-2019	Loughborough Storer
P/19/0446/2	Full	10 Warwick Court Warwick Way Loughborough Leicestershire LE11 5YY	Change of use from a dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4)	Permission granted subject to conditions.	24-Jul-2019	Loughborough Storer
P/19/0766/2	Full	57 Broad Street Loughborough Leicestershire LE11 5AB	Conversion of existing mixed-use building to create 4 no. apartments, erection of two-storey rear extension and associated internal and external alterations	Permission granted subject to conditions.	24-Jul-2019	Loughborough Storer
P/19/1301/2	CL (existing)	54 Leopold Street Loughborough Leicestershire LE11 5DN	Proposed certificate of Lawfulness (existing) for use of property as a C4 HMO	Permission be granted unconditionally.	08-Aug-2019	Loughborough Storer
P/19/1207/2	Householder	5 Caernarvon Close Mountsorrel LE12 7HZ	Proposed single storey extension to rear and side of dwelling.	Permission granted subject to conditions.	05-Aug-2019	Mountsorrel
P/19/1316/2	Full	Land between 6 & 10 Meadow Road Mountsorrel Leicestershire LE12 7HN	Erection of detached two storey dwelling.	Permission granted subject to conditions.	08-Aug-2019	Mountsorrel Rothley & Thurcaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1005/2	Householder	60 The Ringway Queniborough Leicestershire LE7 3DL	Proposed single storey extension to rear of dwelling.	Permission granted subject to conditions.	15-Jul-2019	Queniborough
P/19/0688/2	Full	Brookside Farm Barkby Holt Lane Barkby Leicester LE7 3QN	Erection of polytunnel.	Permission refused.	19-Jul-2019	Queniborough
P/19/0565/2	Householder	The Retreat 66 Barkby Lane Barkby LE7 2BB	Erection of single storey extension to dwelling to form annex (revised scheme P/18/0516/2 refers).	Permission granted subject to conditions.	06-Aug-2019	Queniborough
P/19/0980/2	Full	Scout Hall 28 Queniborough Road Queniborough LE7 3DN	Erection of meeting hall.	Permission granted subject to conditions.	07-Aug-2019	Queniborough
P/19/0380/2	Full	(Plots 5 & 6) 3 & 4 Manor Farm Mews Main Street Queniborough Leicestershire LE7 3DB	Variation of condition 6 of planning permission reference P/16/2072/2 - amendments to appearance of dwellings	Permission granted subject to conditions.	08-Aug-2019	Queniborough
P/19/1064/2	Householder	7 Spinney Drive Quorn LE12 8HB	Erection of single & two storey rear extensions.	Permission granted subject to conditions.	12-Jul-2019	Quorn & Mountsorrel Castle
P/19/0904/2	Householder	4 Willowcroft Quorn Leicestershire LE12 8HQ	Erection of single storey extension to rear of dwelling.	Permission granted subject to conditions.	12-Jul-2019	Quorn & Mountsorrel Castle

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1074/2	Householder	2 Gamble Way Quorn Leicestershire LE12 8UT	Proposed 2-storey extension to front and first floor extension to side of existing dwelling.	Permission granted subject to conditions.	16-Jul-2019	Quorn & Mountsorrel Castle
P/19/1137/2	Discharge of Conditions	Clear View Farm, Unit 11 103 Loughborough Road Quorn LE12 8DU	Discharge of Conditions 6 & 7 of P/17/0388/2 regarding Surface Water Management Plan and Cycle Storage	Conditions PART discharged.	25-Jul-2019	Quorn & Mountsorrel Castle
P/19/1007/2	Full	16 High Street Quorn LE12 8DT	Change of use from dwelling (class C3) to beauty salon (Sui Generis)	Permission granted subject to conditions.	25-Jul-2019	Quorn & Mountsorrel Castle
P/19/1205/2	Discharge of Conditions	Clear View Farm, Unit 11 103 Loughborough Road Quorn LE12 8DU	Discharge of condition 3 of P/17/0388/2 regarding construction management plan	Conditions discharged – Confirmed.	26-Jul-2019	Quorn & Mountsorrel Castle
P/19/1159/2	Full	31 Toller Road Quorn LE12 8AH	Raising of roof to dwelling, erection of two storey extensions to side and rear, with dormer and single storey extension to rear.	Permission refused.	29-Jul-2019	Quorn & Mountsorrel Castle
P/19/1134/2	Householder	204 Loughborough Road Mountsorrel Loughborough LE12 7AX	Creation of dropped kerb to front of dwelling.	Permission granted subject to conditions.	01-Aug-2019	Quorn & Mountsorrel Castle
P/19/0674/2	Full	Beacon View Farm Farley Way Quorn Leicestershire	Retention of landscaping ,including games area and play area.	Permission granted subject to conditions.	02-Aug-2019	Quorn & Mountsorrel Castle
P/19/0921/2	Householder	Church View 42 North Street Rothley Leicestershire LE7 7NN	Erection of first floor balcony and installation of French doors to rear of dwelling	Permission granted subject to conditions.	08-Jul-2019	Rothley & Thurstaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0996/2	Full	191 Leicester Road Thurcaston LE7 7JL	Single storey extension to rear of semi-detached dwelling.	Permission granted subject to conditions.	11-Jul-2019	Rothley & Thurcaston
P/19/0205/2	Full	199 Leicester Road Thurcaston LE7 7JL	Erection of a shed to front of detached dwelling for the purposes of a dog grooming business.	Permission granted subject to conditions.	15-Jul-2019	Rothley & Thurcaston
P/19/1491/2	Discharge of Conditions	The Moorlands 150 Swithland Lane Rothley LE7 7SF	Discharge of conditions 3, 4, 6 & 8 of application P/16/1836/2	Conditions PART discharged.	24-Jul-2019	Rothley & Thurcaston
P/18/2582/2	Full	103 Main Street Swithland LE12 8TG	Demolition of existing dwelling and erection of replacement 1.5 storey dwelling.	Permission granted subject to conditions.	24-Jul-2019	Rothley & Thurcaston
P/19/0527/2	Full	Bybrook Farm Leicester Lane Swithland Leicestershire	Erection of agricultural store.	Permission refused.	26-Jul-2019	Rothley & Thurcaston
P/19/1409/2	Discharge of Conditions	Land at Rothley Lodge Loughborough Road Rothley Leicestershire LE7 7NL	Discharge of condition 7 of P/14/0227/2 regarding the Construction Traffic Management Plan	Conditions discharged – Confirmed.	31-Jul-2019	Rothley & Thurcaston
P/19/1076/2	Full	21 Cossington Lane Rothley Leicestershire LE7 7NA	Removal or variation of condition 1 of P/18/2062/2 - relating to design of rear extension to No. 21a Cossington Lane	Permission granted subject to conditions.	31-Jul-2019	Rothley & Thurcaston
P/19/1050/2	Householder	129A Mountsorrel Lane Rothley Leicestershire LE7 7PT	Retrospective permission for retention of front porch.	Permission granted subject to conditions.	02-Aug-2019	Rothley & Thurcaston



Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1042/2	Full	8 Station Road Cropston LE7 7HD	Erection of single storey extension to rear of dwelling and conversion of detached garage to office space.	Permission granted subject to conditions.	06-Aug-2019	Rothley & Thurcaston
P/19/1267/2	Householder	6 Furrow Close Rothley Leicestershire LE7 7RQ	Erection of two storey and single storey rear extensions.	Permission granted subject to conditions.	07-Aug-2019	Rothley & Thurcaston
P/19/1324/2	Householder Prior Notification	38 Leicester Road Shepshed Leicestershire LE12 9DQ	The erection of a single storey rear extension extending beyond the rear wall of the original house by 6.8 m, with a maximum height of 3.5m, and height to the eaves of 2.7m.	The prior approval of the Council is refused.	31-Jul-2019	Shepshed East
P/19/1229/2	Full	57 Trueway Drive Shepshed LE12 9HG	Single storey extensions to front and rear of detached dwelling and erection of 2m high boundary wall.	Permission granted subject to conditions.	05-Aug-2019	Shepshed East
P/19/1073/2	Full	29 The Meadows Shepshed LE12 9QJ	Erection of dwelling	Permission refused.	12-Jul-2019	Shepshed West
P/19/1063/2	Householder	43 Bridge Street Shepshed LE12 9AD	Retention of a single storey extension to rear of dwelling.	Permission granted subject to conditions.	12-Jul-2019	Shepshed West
P/19/1077/2	Householder	145 Conway Drive Shepshed Leicestershire LE12 9PN	Proposed rear single storey extension and alterations to dwelling.	Permission granted subject to conditions.	16-Jul-2019	Shepshed West
P/19/0708/2	Advert Consent	173 Charnwood Road Shepshed Leicestershire LE12 9NN	Retention of 2x entrance fascia signs, 2x wall mounted signs and 7x window aperture signs to front elevation. (Advertisement Consent)	Permission granted subject to conditions.	01-Aug-2019	Shepshed West

<b>Application number</b>	<b>Application type</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision date</b>	<b>Ward</b>
P/19/0573/2	Householder	76 Ratcliffe Road Sileby Leicestershire LE12 7PZ	Proposed creation of dropped kerb to front of dwelling.	Permission granted subject to conditions.	08-Jul-2019	Sileby
P/19/1270/2	CL (Proposed)	97 Seagrave Road Sileby LE12 7TW	Certificate of lawfulness (proposed) for the insertion of two windows at ground level on the northern elevation of the property.	Certificate of Lawful Proposed Development.	08-Jul-2019	Sileby
P/19/1147/2	Change of Use Prior Notification	Barn situated at Alder Farm Cossington Road Sileby Leicestershire LE12 7RT	Conversion of barn to one bedroom dwelling	The prior approval of the Council is refused.	22-Jul-2019	Sileby
P/19/1210/2	Householder	22 Ratcliffe Road Sileby Leicestershire LE12 7PZ	Proposed single storey extension to rear and two storey rear and side extension to dwelling.	Permission refused.	25-Jul-2019	Sileby
P/19/1116/2	Householder	16B High Street Sileby LE12 7RX	Proposed single storey extension to side of dwelling.	Permission refused.	26-Jul-2019	Sileby
P/19/1319/2	Full	Gypsum Solar Farm Barrow Road Sileby LE12 7LR	Variation of condition 2 of P/18/0399/2 to extend the operational life of the solar farm until 2057.	Permission granted subject to conditions.	06-Aug-2019	Sileby
P/19/0729/2	Householder	21 Brighton Avenue Syston Leicestershire LE7 2ED	Proposed single storey extension to rear of dwelling and lifting of roof to enable loft conversion.	Permission granted subject to conditions.	24-Jul-2019	Syston East
P/19/1213/2	Full	3 Oak Drive Syston LE7 2PX	Erection of two storey extension to side and rear, and porch to front of dwelling. (Revised scheme P/19/0355/2 refers)	Permission refused.	05-Aug-2019	Syston East

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1041/2	Householder	84 Wanlip Road Syston LE7 1PB	Proposed addition of front and rear dormer windows to enable loft conversion.	Permission granted subject to conditions.	30-Jul-2019	Syston West
P/19/0641/2	Full	14 London Lane Wymeswold LE12 6UB	Erection of single storey rear extension.	Permission granted subject to conditions.	08-Jul-2019	The Wolds
P/19/0645/2	Full	4 Mill Hill Leys Wymeswold LE12 6UU	Single storey extension to front of dwelling for porch.	Permission refused.	10-Jul-2019	The Wolds
P/19/1038/2	CL (Proposed)	4 Clay Street Wymeswold Leicestershire LE12 6TY	Certificate of lawfulness (proposed) for single storey extension.	Permission refused.	11-Jul-2019	The Wolds
P/19/0833/2	Full	Shuttlewoods Farm 191 Six Hills Road Walton On The Wolds LE12 8JF	Erection of agricultural building for the housing of livestock	Permission granted subject to conditions.	11-Jul-2019	The Wolds
P/19/1072/2	Full	The Vines 26 Church Street Wymeswold LE12 6TX	Conversion of & rear extension to existing outbuilding to form new single storey dwelling	Permission granted subject to conditions.	16-Jul-2019	The Wolds
P/19/0452/2	Full	Seymour House Seymour Road Burton On The Wolds LE12 5AH	Conversion of existing dwelling and part conversion part re-build of existing outbuildings to create 6 no. dwellings. Amended scheme of P/15/0177/2.	Permission granted subject to conditions.	17-Jul-2019	The Wolds
P/19/0859/2	Full	Horse Leys Farm 147 Melton Road Burton On The Wolds LE12 5TQ	Retrospective change of use of agricultural land to open storage in connection with a stone masonry business (Use Class B8).	Permission refused.	24-Jul-2019	The Wolds

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1043/2	Householder	1 Hoton Road Wymeswold Leicestershire LE12 6UA	Erection of single storey extension to side of dwelling and new pitched roof to over existing garage.	Permission granted subject to conditions.	09-Aug-2019	The Wolds
P/19/1216/2	Full	58 Brook Street Wymeswold LE12 6TU	Conversion of detached garage into residential annexe.	Permission granted subject to conditions.	09-Aug-2019	The Wolds
P/19/1062/2	Householder	12 Highway Road Thurmaston LE4 8FQ	Erection of single and two storey extensions to side and rear of dwelling and detached store to rear.	Permission granted subject to conditions.	26-Jul-2019	Thurmaston
P/19/0994/2	Householder	45 Pinewood Avenue Thurmaston Leicestershire LE4 8HZ	Proposed first floor extension to side of dwelling and conversion of garage including addition of new pitched roof	Permission granted subject to conditions.	29-Jul-2019	Thurmaston
P/19/1286/2	Full	33 Southdown Drive Thurmaston LE4 8HS	Single and two storey extensions to bungalow to create two storey dwelling.	Permission granted subject to conditions.	02-Aug-2019	Thurmaston
P/19/1173/2	Householder	58 Ferndale Road Thurmaston LE4 8JD	Proposed porch to the front, single and two storey extensions to side and rear, and covered area to side of dwelling.	Permission granted subject to conditions.	06-Aug-2019	Thurmaston
P/19/1389/2	Householder Prior Notification	41 Highway Road Thurmaston Leicestershire LE4 8FR	The erection of a single storey rear extension extending beyond the rear wall of the original house by 4.285m (a total of 5.865m from the rear wall of the original dwelling), with a maximum height of 3.596m, and height to the eaves of 2.757m.	Prior approval from the Council is not required.	06-Aug-2019	Thurmaston
P/19/1057/2	Full	150 Church Hill Road Thurmaston LE4 8DE	Formation of hardstanding and installation of dropped kerb to front of building.	Permission granted subject to conditions.	07-Aug-2019	Thurmaston

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/0905/2	Full	Town Osteo 638 Melton Road Thurmaston Leicestershire LE4 8BB	Proposed change of use from Class D1 to C3 at first floor and erection of single storey extension to rear.	Permission granted subject to conditions.	08-Aug-2019	Thurmaston
P/19/1065/2	Householder	Bakers Cottage 29 King Street Seagrave LE12 7LY	Proposed two-storey rear extension & associated internal alternations	Permission granted subject to conditions.	12-Jul-2019	Wreake Villages
P/19/0366/2	Full	The Hollies 1 Seagrave Road Thrussington Leicestershire LE7 4UG	Create opening in boundary wall with timber gate to form new vehicular access with dropped kerb and hardstanding.	Permission refused.	22-Jul-2019	Wreake Villages
P/19/1191/2	Householder	12 Back Lane Thrussington Leicestershire LE7 4TD	Convert and replace flat roof to pitch roof of garage to form bedroom, replacement porch to front, single storey extension to side and rear of dwelling.	Permission granted subject to conditions.	23-Jul-2019	Wreake Villages
P/19/1157/2	Householder	44 King Street Seagrave Leicestershire LE12 7LY	Erection of single storey 3 bay garage.	Permission granted subject to conditions.	26-Jul-2019	Wreake Villages
P/19/0497/2	Outline Planning Permission	Old Gate Road Thrussington LE7 4TN	Outline application for the erection of a temporary rural workers dwelling and 4 agricultural buildings (All matters reserved).	Permission refused.	01-Aug-2019	Wreake Villages
P/19/1334/2	Full	5 Butchers Lane Seagrave Leicestershire LE12 7NR	Erection of detached dwelling (revised scheme P/18/0934/2 refers).	Permission granted subject to conditions.	05-Aug-2019	Wreake Villages

Application number	Application type	Location	Proposal	Decision	Decision date	Ward
P/19/1399/2	Householder Prior Notification	9 Gaddesby Lane Rearsby Leicestershire LE7 4YJ	The erection of a single storey rear extension extending beyond the rear wall of the original house by 5.5m and 2.25m with a maximum height of 3.1m, and height to the eaves of 3.1m.	Prior approval from the Council is not required	06-Aug-2019	Wreake Villages