

Item No. 3

Application Reference Number: P/20/0587/2

Application Type: Full **Date Valid:** 20/03/2020

Applicant: Mr and Mrs Hobbs

Proposal: Erection of two detached dwellings following demolition of existing dwelling

Location: 23 Buddon Lane, Quorn, Leicestershire

Parish: Quorn **Ward:** Quorn

Case Officer: Nigel Gould **Tel No:** 01509 634735

The application has been brought to Plans Committee at the request of Councillor Shepherd who has concerns about over development of the site and the potentially overbearing nature of the proposed development.

Description of the Site

The application site relates to the residential property of No. 23 Buddon Lane, situated to the north-western side of Buddon Lane, located within the Development Limits to the village of Quorn, Leicestershire. It is not within the Conservation Area.

The site is occupied by an existing detached 1.5-storey bungalow which occupies a central position within the application site. To the front lies a garden including an area of hardstanding, which is served by existing vehicular accesses off Buddon Lane, whilst to the rear lies the property's private amenity space.

The application site is adjoined by residential properties, including No. 21 Buddon Lane, Wyvernhoe, No. 22 Wyvernhoe Drive and No.'s 42-50 (even) Toller Road to the north-eastern, north-western and south-western boundaries of the application site respectively.

Description of the Proposal

Planning permission is sought to demolish the existing detached dwelling and erect two detached dwellings, the key aspects being:

- Plot 1.
 - A 5-bed dwelling with accommodation in the roof sited on the western side of the site.
 - A footprint of 18.94m x 13.22m, incorporating a 4.20m forward bay projection and a 2.95m flat roof extension.
 - A height to eaves of 5.67m, a height to the ridge of the front bay of 7.71m and main ridge of 8.73m.
 - An integral double garage with a 6m driveway to the fore, separated from the main road by a further 6.43 landscaped strip.
 - A distance of between 1.14m and 2.04m to the southwest boundary.

- Plot 2.
 - A 5-bed dwelling with accommodation in the roof sited on the eastern side of the site.
 - A footprint of 11.74m x 19.90m, incorporating a 2.08m forward bay projection and a 2.10m flat roof full width rear extension.
 - A height to eaves of 5.64m, a height to the ridge of the front bay of 7.12m and main ridge of 8.19m.
 - An integral single garage with a large driveway with a small landscape strip on the edge of the main highway with a distance of 14.40m from the front of the dwelling to the edge of the highway.
 - A 2m gap to the northeast boundary.

Both buildings would be finished externally with brick and stone and would feature classical piers to a flat roof porch, stone cills, key stone detailing angled stretcher bond lintels and multi-paned sash windows with surround details.

The existing in/out access into the site would remain although it would be divided internally so that each property would have its own access and turning space.

Amended plans were received on the 3rd August 2020 and 19th October and form the basis of this report. The list of submitted plans is as follows:

- Existing site plan (dwg 20-22.1 Rev K)
- Proposed site plans (dwg 20-22.2 Rev M)
- Existing plans and elevations (dwg 20-22.3 Rev F)
- Proposed floor plans Plot 1 (dwg 20-22.4 Rev K)
- Proposed loft plans and elevations Plot 1 (dwg 20-22.5 Rev K)

Proposed plans and elevations Plot 2 (dwg 20-22.6 Rev M)

Development Plan Policies

Charnwood Local Plan Core Strategy 2006-2028 (Adopted 9th November 2015)

Policy CS1 - Development Strategy - sets out the development strategy for the Borough and for the village of Quorn which comprises a 'Service Centre' under the settlement hierarchy.

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

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 1991-2006 (adopted 12th January 2004) (saved policies)

Where they have not been superseded by Core Strategy policies, previous Local Plan policies remain part of the development plan. In relation to this proposal the relevant policies are:

Policy ST/2 – Limits to Development seeks to restrict development to within the existing settlement limits to ensure that development needs can be met without harm to the countryside or other rural interests. The Limits to development distinguish between areas of development and development potential, and areas of restraint.

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

Policy TR/18 – Parking in New Development seeks to set the maximum standards by which development should provide for off street car parking.

Quorn Neighbourhood Plan 2018 – 2036

Policy S1: Settlement Boundary. Development proposals within the Neighbourhood Plan area will be supported on sites wholly within the settlement boundary where the proposal fully complies with all the policies in this Neighbourhood Plan.

Policy S2: Design Guidance. New development should reflect the guidance in the current Quorn Village Design Statement (Appendix E). 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: Housing Mix. Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Quorn. Support will be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. 4-plus bedroom units may be included in the mix of dwellings and where they are included within the overall composition of the site, they should be in a clear minority to the number of 1, 2 and 3 bedroom houses

Policy H5: Windfall Development. 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 and where such development: a) Comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Quorn or where the site is closely surrounded by existing buildings; b) Retains existing important natural boundaries such as trees, hedges and streams; c) Does not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling; d) It provides for a safe vehicular and pedestrian access to the site; and e) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

Policy ENV4: Trees, Woodland and Hedges. Development proposals that have an unacceptable adverse effect on trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will not be supported.

Policy ENV6: Biodiversity. Development proposals should not damage or adversely affect sites designated for their nature conservation importance (SSSI, RIGS, LWS), or Priority Habitats, Species of Principal Importance (species of conservation concern) or their key habitats, or other statutorily protected species.

Policy TT1: Traffic Management: Development proposals that would result in an increase in vehicular traffic on the rural highway network should: a) Be designed to minimise additional traffic generation and movement; b) Incorporate sufficient off-road parking; c) Provide any necessary improvements to site access and the highway network either directly or by financial contributions. d) Provide any necessary improvements to site access and the highway network either directly or by financial contributions.

Other material considerations

The National Planning Policy Framework 2019

The National Planning Policy Framework (chapter 7) sets out a presumption in favour of sustainable development. The framework identifies the economic and social roles of the planning system, both to build a strong responsive economy by ensuring land (and presumably buildings) are available in the right place at the right time, and supporting the health of the community by ensuring housing for present needs that has a high quality built environment, which encompasses social and cultural well-being. One of the principles of planning is to seek a good standard of amenity for all existing and future occupants of land and buildings. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

The NPPF policy guidance of particular relevance to this proposal includes:

Section 12: Requiring well-designed places. The NPPF recognises that good design is a key aspect of sustainable development and that high quality and inclusive design should be planned for positively (paragraph 124). Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The role of design review arrangements that assess, support and ensure high standards of design are recognised (paragraph 129) and the NPPF notes that great weight should be given to innovative designs which help raise the standard of design (paragraph 131) and that poor design should be refused (paragraph 130).

The National Design Guide (2019)

This document sets out the Central Government's design guidance which is intended to encourage, promote and inspire a higher standard of design in respect of development proposals.

Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – 2017

The HEDNA provides an integrated assessment of future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class employment development across Leicester and Leicestershire.

Charnwood Design SPD (2020)

The adopted Design Supplementary Planning Document is a working document intended to encourage, promote and inspire higher design standards in development throughout Charnwood.

Quorn Village Design Statement (April 2008)

The adopted Supplementary Planning Document seeks to record the features of the built and natural environment of a village that are valued by its residents and to safeguard and enhance the character of each village by promoting sympathetic and contextually appropriate design in all new developments, large and small.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council, the local highway authority, and provides information to developers and local planning authorities to assist in the design of road layouts in new development. 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; as well as to 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 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.

National Planning Practice Guidance (PPG)

The National Planning Practice Guidance (PPG) reinforces and provides additional guidance on the policy requirements of the Framework and provides extensive guidance on design and other planning objectives that can be achieved through getting good design. These include the consideration of local character, landscaping setting, safe, connected and efficient streets, crime prevention, security measures, access and inclusion, efficient use of natural resources and cohesive and vibrant neighbourhoods

Conservation of Habitat and Species Regulations 2010 (as amended)

These Regulations contain certain prohibitions against activities affecting European Protected Species, such as bats. The Council as local planning authority is obliged in considering whether to grant planning permission to have regard to the requirements of the Habitats Directive and Habitats Regulations in so far as they may be affected by the grant of permission. Where the prohibitions in the Regulations will be offended (for example where European Protected Species will be disturbed by the development) then the Council is obliged to consider the likelihood of a licence being subsequently issued by Natural England.

Equality Act 2010

Section 149 places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality.

The Draft Local Plan

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. The new local plan will include strategic and detailed policies and will be prepared to provide for a longer plan period than the adopted Charnwood Core Strategy which provides the strategy up to 2028. Taking into account its stage in the plan making process, at this time, the Draft Local Plan carries only limited weight.

Relevant Planning History

There is no relevant planning history.

Comments Received

Local Lead Flood Authority

Leicestershire County Council as LLFA advises the LPA that the proposed development is considered a minor application and therefore the LLFA is not a statutory consultee for this development. Please refer to the enclosed standing advice. The site is located within Flood Zone 1 being at low risk of fluvial flooding and at a very low risk of surface water flooding.

Minerals Authority

The amended plans have not changed the development in a way that would risk the sterilisation of potential mineral reserves or impact safeguarded waste sites. Given that the proposed development is located within an existing settlement, the Minerals Planning Authority does not have an objection to raise. The above proposal lies within a sand and gravel Mineral Consultation Area (MCA). Policy M11 of the Leicestershire County Council Minerals and Waste Local Plan aims to prevent minerals being sterilised by non-mineral development. It is also noted that the site location is approximately 1 kilometre north west of Mountsorrel Quarry. Both proposed dwellings are however located within an existing settlement with many surrounding houses. Therefore, we do not have an objection to raise as it is unlikely the extraction of mineral would occur in the future.

Ward Councillor Shepherd

Cllr Shepherd raises concerns about over development of the site and the potentially overbearing nature of the proposed development.

Other comments

9 letters of representation have been received from nearby residents in relation to the original plans. They raise the following concerns:

- Overbearing scale of the plot 1 development which has been sited far too close to the adjoining properties on Toller Road.
- The style of the proposed properties are out of keeping with other homes on that side of the lane, especially the bungalow next door (21), which will be dwarfed by the development, and also the 2 bungalows nearby 22A and 24.
- The visual amenity offered by the semi-rural character of the lane will be affected by cramming in 2 substantial properties on a plot designed for 1.
- Query whether the existing mature hedging and trees at the front of the present property (23) bordering the lane and on adjacent grass verges – is it to be removed?
- The plots set a precedent for similar applications.
- There has been a lack of transparency with no public notices posted in the lane.
- The lane is a bridleway not a highway as such, and leads to open countryside. The proposal is sited at a narrow point and makes provision for 7 cars. This is too many, bearing in mind the lane is an amenity enjoyed and regularly used by the community.
- The supporting statement from the agent is inaccurate.
- The properties on the south side of the road are all on substantial plots of an acre or more, stand well back from the Lane and are accessed via long driveways. Nowhere on Buddon Lane have two properties been shoehorned into a single plot of around a third of an acre as this proposal involves
- The proposal is contrary to planning policy and the Natural Environment and Rural Communities Act 2006.

9 letters of representation have been received from nearby residents in relation to the amended plans, they raise the following concerns:

- The minor changes proposed appear to ignore the principal objections made by neighbours. The general concern of the inappropriateness of the obtrusive development in relation to the present ambience and more personal and specific concerns regarding intrusion, loss of privacy and possible reduction in property values are not accounted.
- The development will look out of place on Buddon Lane and cause overlooking
- Concern over amenity impact
- Concerns with regard to the overbearing size of Plot 1 and how this will potentially have a negative effect..
- Gardens will be completely dominated by this three-story building and lose privacy.
- The semi-rural character of Buddon Lane is being further eroded
- Concerns about access to properties on Buddon Lane during construction

The plans have been further revised, following concern relating to loss of light to No. 21 Buddon Lane and plot 2 repositioned approximately 3m further back into the site. No re-consultation was done on the basis of this as the scale and nature of the development was unchanged and the alterations led to a reduction in potential impact.

All of these responses can be read in full on Charnwood's website at www.charnwood.gov.uk

Consideration of the Planning Issues

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

- The principle of the proposed development;
- Design;
- Residential amenity;
- Highway matters; and
- Flood risk.
- Biodiversity and Landscape

Each matter will be discussed in turn, below.

Principle of Development

The application site is located within the Development Limits to the village of Quorn, as established under "saved" Policy ST/2 of the Charnwood Local Plan 2004 and under Policy S1 of the Quorn Neighbourhood Plan. Quorn is identified as a 'Service Centre' under the settlement hierarchy established under Policy CS1 of the Charnwood Local Plan (Core Strategy). These are settlements with a good level of local services and transport links where a proportionate amount of growth is encouraged. "Saved" Policy ST/2 of the Charnwood Local Plan 2004 states: "Built development will be confined to allocated sites and other land within the Limits to Development identified on the Proposals Map, subject to the specific exceptions set out in this Plan." Whilst policy ST/2 is within an older plan, Policy S1 of the Neighbourhood plan, which is up to date, 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 the policies in this Neighbourhood Plan". The site is within the defined settlement boundary and is therefore acceptable in principle with the other impacts and policies considered in turn.

In this case, the proposed development would contribute an additional dwelling (net) towards the Council's overall housing provision target within 'Service Centres', and in general, over the Plan period (2011-2028).

The site is already in residential use and within the development limits for Quorn. The proposal would provide a net gain of one dwelling and would not exceed the threshold for affordable housing under Policy CS3 and as such there is no requirement to provide this. Policy CS3 of the Core Strategy and policy H3 of Quorn Neighbourhood Plan both deal with housing mix and seek a mix that includes smaller dwellings. As both these are large units the proposal does not gain particular support from policy H3. It should, however, be noted that policy CS3 seeks an appropriate mix having regard to the character of the area. Given the surrounding area is characterised by large dwellings within large plots it is considered that the proposal meets with policy CS3. On balance it is considered that the proposal

provides a satisfactory mix in terms of the size of development and its location. The principle of the proposal is therefore considered acceptable.

Design

Policies CS2, EV/1, H/17 and H5 require developments of this type to be in context with the area and the existing dwelling.

The NPPF attaches great importance to good design and seeks to promote development, which is appropriate in terms of overall scale, massing, height, landscaping, layout, materials and access in relation to neighbouring buildings and the local area more generally. It further 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. Paragraph 130 then follows this by stating: "...where design of a development accords with clear expectations in plan policies, design should not be used by the decision maker to object to a development.

The Quorn Village Design Statement was published in 2008 but is appended to the adopted Quorn Neighbourhood Plan. The Design Statement details the history of the development of the village and lists certain zones. Buddon Lane is not specified in this but the document does have several guidelines which are relevant. Guidelines 4 and 5.3 discuss the importance of materials local to the area and features such as stone lintels. Guideline 5.4 states that planning applications should respond to their immediate setting and guidelines 5.1 and 5.2 state that the village is characterised by a pleasing jumble of roof types and a variety of architectural styles. The document also makes several mentions of the addition of chimneys. The materials and design reflect the aims of the guidance.

Buddon Lane leads off in a south-westerly direction from the junction with Chaveney Road. There is a cluster of dwellings on the north side of Buddon Lane but then there are a series of large gaps between dwellings up to the application site. The properties on the south side of Buddon Lane are generally large detached dwellings set in substantial plots back from the main road. At the far end of Buddon Lane is a small cul-de-sac of three modern detached dwellings, with the residential estate of Toller Road adjacent to the north and older detached dwellings on Wyvernhoel Drive adjacent to this. As such there is a variety of house types and ages on Buddon Lane and the surrounds with no unifying house type or vernacular. The cluster of dwellings on the north side of Buddon Lane, near the junction with Chaveney Road, have all been extended over the years. Number 11 Buddon Lane, (Woodbine House), sits on the end of this cluster of dwellings near the highway edge. The proposed development appears to take its influence from the design of Woodbine House.

The design, siting and materials have changed from the original submission, but it is noted from the representations that concerns remain about the design. For the reasons described it is not considered that there is local design that is typical of this street. The design, as now submitted, has moved the proposed dwellings away from the boundaries, the garage block to the front has been removed and integral garages now proposed. The external materials are brick, stone and slate, with classical piers

to a flat roof porch, stone cills and key stone detailing angled stretcher bond lintels above multi-paned sash windows. The NPPF makes it clear that it is not for the Local Planning Authority to impose certain design styles and that if the design of a development accords with the clear expectations of policy, in that it provides good quality design that does not cause harm to the character and appearance of the area, then design should not be used as a reason for refusal. The proposal has an acceptable appearance, is well set back from the front and rear boundaries and has appropriate siting and materials. Conditions are attached requesting details of materials prior to construction above ground level in order to ensure the development is built in accordance with the details on the approved plans.

For these reasons and in this respect, there would be no harm to the character of the surrounding area and the proposal is considered to comply with those relevant elements of policies CS2, EV/1, H/17 and H5 and the Quorn Village Design Statement

Residential amenity

Policies CS2, EV/1 and H5 require that the amenity of adjacent and future occupiers is considered. The Council's adopted design guidance explains how elements of this are assessed.

Amended plans have been received that have responded to concerns expressed about the impact of the development on number 21 Buddon Lane. The amended plans have mirrored the floor plans/elevations of Plot 2 and repositioned it 3.1 metres further back on the site so that it can be shown to fully comply with the 45 degree rule to the neighbouring property's closest habitable room window to the front of number 21. It is understood that the front elevation of number 21 contains habitable rooms, whereas the side elevation incorporates windows only to toilets, bathrooms and the utility room.

The development would have a minimum distance to the rear boundary of 23m, with an overall width of the rear gardens of approximately 27m. There would be distance of between 14m and 17m from the front of the dwellings to the highway edge on Buddon Lane. It is considered that these separation distances are more than sufficient to protect the amenity of resident of properties on Wyvernhoe Drive to the north and south of Buddon Lane both in terms of overlooking of properties and of gardens.

Numbers 48 and 50 Toller Road have a distance from the rear to the boundary to the application site of 25.4m and 21.20m respectively, with the development being sited between 1.14 and 2.04 from the same boundary. It is considered that these separation distances conform with the aims of the guidance in the SPD and are sufficient to protect the amenity of resident of properties on Toller Road.

The property to the north east, 21 Buddon Lane, is a large bungalow set close to the boundary of the site and has a low angle pitched roof. The property is set within a good-sized garden to the front and rear. The development would be set forward of number 21, with the closest distance between the two being 4.70m from side to side. The edge of number 23 currently abuts the same boundary. The amended plans

have re-orientated the floor plan so that the integrated garage and front bay are now on the opposite side so that the narrow elevation is sited on the northeast boundary to number 21. With the repositioning of plot 2 a further 3m back from the highway boundary the potential impact on the amenity of number 21 has greatly been reduced.

To retain an element of control over any future extensions a condition is attached that removes permitted development rights so that any future extensions to the development would need to be considered on a planning application.

With the addition of a condition requiring obscure glazing to the first floor side windows and for the reasons given it is not considered that there is sufficient loss of privacy to warrant refusal and that in combination there would be no loss of privacy, light or outlook to numbers 21, 48 or 50. As a result the proposal is considered to comply with those relevant elements of policies CS2, H5 and EV/1.

Highway matters

The standing advice from Leicestershire County Council has been reviewed in relation to this application. It is considered that the access and parking provision accord with these requirements with three spaces provided for each dwelling. The comments from the neighbours stating that the character of the road in this area will be changed to the detriment of users of the road are noted. The development would involve minor changes to the existing site access, with ample parking and manoeuvring space. With the conditions proposed it is not considered that the proposal would cause any harm to the highway network and the proposal is considered acceptable in this regard and complies with TR/18 and standing advice.

Flood risk

Policy CS16 of the Core Strategy encourages sustainable design and construction and directing development to locations within the Borough at the lowest risk of flooding, supporting developments which reduce flood risk elsewhere.

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, will not put the users of the development at risk.

The site is located within Flood Zone 1 being at low risk of fluvial flooding and at a very low risk of surface water flooding - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

It is not considered that the development would have an unacceptable impact on flood risk and therefore accords with the requirements of Policy CS16 of the Core Strategy and the aims and objectives of the NPPF.

Biodiversity and Landscape

Policy CS 11 sets out to ensure that the development proposals should respond to, and mitigate, the landscape impact of the development proposals, with appropriate

landscaping throughout the development. Policy CS 13 states that development will be supported where biodiversity and geodiversity is protected, enhanced, restored or recreated. Where there are impacts on biodiversity it is expected that this will be mitigated or as a last resort, compensated for.

The existing site is a residential site with limited biodiversity. The existing dwelling would be demolished and replaced with two dwellings with only 1 tree to be removed - a common lilac, which is located on the north-eastern boundary. The landscaping to the front of the property on the road verge would largely be retained, with some removal of grass but the bunds would be retained.

It is considered that the landscape and ecology impacts will be minimal and when the development has bedded in, it will return to the same levels. As such, the proposal accords with the requirements of Policies CS11 and CS13 of the Core Strategy.

Other Matters

The objections raised have been considered within the above report. In terms of loss in value to existing property as a result of permitting this application this has been held to be not a material planning consideration as it cannot be evidenced. It is considered that the application, if approved, would not set a precedent for further development within the area, given that each application must be considered on its own merits. The application has been correctly advertised with neighbours given enough time to comment, therefore it is considered the correct procedures have been followed.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies unless material considerations indicate otherwise.

Overall, the proposals have been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework.

The principle of development in terms of the use proposed on the site is considered and deemed acceptable.

It is considered that the proposals relate well to the built form and settlement character of this area of Quorn and would preserve amenity for existing residents and create a high-quality environment for future residents.

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

RECOMMENDATION:

Planning permission be granted for the development subject to the following Conditions and Reasons why they have been imposed:

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 and the use operated only in accordance with the details and specifications included in the submitted application and as shown on the drawings listed below:

- Existing site plan (dwg 20-22.1 Rev K)
- Proposed site plan (dwg 20-22.2 Rev L)
- Existing plans and elevations (dwg 20-22.3 Rev F)
- Proposed floor plans Plot 1 (dwg 20-22.4 Rev K)
- Proposed loft plans and elevations Plot 1 (dwg 20-22.5 Rev K)
- Proposed plans and elevations Plot 2 (dwg 20-22.6 Rev L)

REASON: For clarity and the avoidance of doubt and to define the terms of the permission

3. No materials shall be placed on the site until such time as details of the type, texture and colour of the materials to be used on the external surfaces of the proposed development 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 development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the local planning authority.

REASON: To make sure that the site can be drained in a satisfactory way.

5. No dwelling or building shall be occupied or used until such drainage works as are needed for that dwelling or building have been completed, in accordance with the details agreed under the above condition.

REASON: To make sure that the drainage works are completed in a satisfactory way.

6. Notwithstanding what is shown on the approved plans, within three months of commencement of development, exact details of the location, scale, appearance and material of all boundary treatments and fencing shall be submitted to and approved in writing by the local planning authority. The development shall be carried out and completed prior to the occupation of any dwelling and maintained thereafter in the approved form.

REASON: To ensure the satisfactory appearance of the development and to protect the amenity of existing and future residents in accordance with policy CS2.

7. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with drawing number 20-22.2 Rev L). Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

8. The dwellings hereby permitted shall not be occupied until the windows on the first floor side elevations have been fitted with obscure glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

REASON: To protect the amenity of existing neighbours and the amenity of future residents of the new dwellings.

9. 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 enlargement, improvement or other alteration of the dwelling, (including conversion of the garage), shall be carried out.

REASON: The carrying out of development of this type may create difficulties in terms of the overall appearance and character of the area.

