

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00987/HOU

APPLICANT DETAILS

EMH Homes Short

SITE ADDRESS

69 Stamford Street, Ratby, Leicester, Leicestershire, LE6 0JT

PROPOSAL

Installation of external wall insulation to all facades of the building and to be completed with a rendered finish.

SITE DESCRIPTION

The application relates to a two storey, semi-detached residential dwelling within the settlement boundary of Ratby. The front elevation of the property is constructed of red brick, with white uPVC windows and a black door. The side and rear of the property is finished with cream render.

Stamford Street is host to a range of properties with varying styles and designs. As such there is no discernible character within the street scene. The property is bounded by open countryside to rear with a Public Footpath that running alongside the northwest elevation.

TARGET DATE FOR DECISION

8 December 2025

RELEVANT PLANNING POLICIES / GUIDANCE

Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other Relevant Guidance:

- Good Design Guide (2020)

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report

SITE CONSTRAINTS

The application site is situated within Charnwood Forest and the National Forest, the consultation buffer for Ancient Woodland, and the Risk Impact Zone of a Site of Special Scientific Interest (SSSI). However, due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No responses have been received from public consultation to neighbouring properties.

CONSULTEE RESPONSES

No responses have been received.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes There are no proposed changes to the size or scale of the application dwelling.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes The application dwelling is partially rendered to the side and rear. There are also examples of both fully and partially rendered properties nearby.
Are there any overlooking / privacy / residential or other amenity issues?	No The proposed changes affect the material finish of the dwelling only and therefore will have no impact upon residential privacy or amenity.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	No There will be no proposed changes to the size of the existing dwellinghouse. As such, the proposal would not result in either overdevelopment or overbearing development.

Is there sufficient amenity space?	Yes The development will not have a material impact on the existing amenity space to the host dwelling.
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Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No
Does the development impact on an archaeological site?	No

Flooding / Drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes The development will have no material impact on the access, parking and turning provision to the site. The proposed works therefore comply with the required parking standards.
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Natural Environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No
Has an ecological survey / protected species survey been submitted?	N/A
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A

Site Visit

Has there been a site visit?	Yes A site visit was carried out on 6 November 2025.
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Additional Observations

The application proposes the installation of external wall insulation. The resulting change to the building's appearance is minor when compared with the benefits to the improved energy efficiency of dwelling. Furthermore, it is not considered that the proposed works will result in any unacceptable impact upon the character and appearance of the existing dwelling or surrounding area.

HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

EQUALITIES AND DIVERSITIES

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

RECOMMENDATION

Grant planning permission subject to planning conditions

CASE OFFICER

Rudi Simpson

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details provided to the Local Planning Authority on 13 October 2025 as follows:

- Existing, Proposed Elevations, Site Location Plan, Drg No. 8075/29
- Site Location Plan

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.