

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

26/00333/HOU

APPLICANT DETAILS

Mr Roy Knowles

SITE ADDRESS

The Old Cottage, Main Street, Shackerstone

PROPOSAL

Erection of a single storey rear extension and addition of timber cladding to existing brickwork

SITE DESCRIPTION

The application site is located within the settlement boundary of Shackerstone. It comprises a two-storey detached dwelling known as The Old Cottage which historically served as the village post office. The original building has been extended to connect to an historic single-storey outbuilding which was once a wash house.

TARGET DATE FOR DECISION

7 August 2026

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009)

- Policy 13: Rural Hamlets

Site Allocations and Development Management Policies (SADMP) (2016)

- DM1: Presumption in Favour of Sustainable Development
- DM10: Development and Design
- DM11: Protecting and Enhancing the Historic Environment
- DM12: Heritage Assets
- DM17: Highways and Transportation
- DM18: Vehicle Parking Standards

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

Other relevant guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Shackerstone Conservation Area Appraisal (2009)

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 within the settlement boundary of Shackerstone and is also within the Shackerstone Conservation Area.

PUBLICITY RESPONSES

The application was publicised by way of sending letters to neighbours, posting a site notice in the vicinity of the site, and an advertisement in the local press.

No responses were received.

CONSULTEE RESPONSES

Council's Conservation Officer has advised that they have no objection in principle to the proposal. The Conservation Officer originally queried the potential to set-down the proposed extension from the existing single-storey range height, the balance of fenestration on the northern elevation, and the justification for the use of a non-traditional cladding in the proposed timber cladding.

The Applicant responded to the Conservation Officer confirming the requested details and providing justification for the proposed design of the extension. Having reviewed the details provided, the Council's Conservation Officer has subsequently advised that they are now content that the proposal as submitted would be of appropriate character and appearance to preserve the heritage significance of the Shackerstone Conservation Area.

The Conservation Officer has requested the imposition of a condition requiring the provision of samples/details of the proposed materials to the Local Planning Authority (LPA).

No response was received from Shackerstone Parish Council.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No. There is planning history on the site related to protected trees, but this is not considered to be relevant to the current application.
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes, the proposed extension reflects the design and scale of the existing building while being clearly subordinate to the original building. The proposal is therefore consistent with Policy DM10 of the SADMP and the Good Design Guide.
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 proposed materials and features are generally consistent with materials used in the surrounding area and on the original sections of the building. A condition will be imposed on the permission requiring the submission of final materials

	details, to ensure they are appropriate for the historic setting of the building. The proposal is therefore consistent with Policy DM10 of the SADMP and the Good Design Guide.
Are there any overlooking / privacy / residential or other amenity issues?	No, the proposed extension is single-storey height and is separated from the only neighbouring dwelling to the south-west by over 40 metres. The proposal is therefore consistent with Policy DM10 of the SADMP and the Good Design Guide.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes, the proposed extension is single storey and modest in scale while also being well separated from site boundaries and its sole residential neighbour to the south-west. The proposal is therefore consistent with Policy DM10 of the SADMP and the Good Design Guide.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes. The proposal retains sufficient private garden space within the application site. The existing dwelling provides adequate floor space to meet NDSS standards, and the proposed extension provides further living space. The proposal is therefore consistent with Policy DM10 of the SADMP, the Good Design Guide, and the NDSS.

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?	Yes, the proposal is within the Shackerstone Conservation Area. The Council's Conservation Officer has reviewed the proposed development and considers the design and scale of the proposal to have an appropriate character and appearance to ensure the heritage significance of the Conservation Area is preserved. The proposal is therefore consistent with Policies DM11 and DM12 of the SADMP, Chapter 16 of the NPPF, and the Council's obligations under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Does the development impact on an archaeological site?	No, the development does not impact an archaeological site.

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, there are no drainage or flooding issues.
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Contamination

Are there any contaminated land issues?	No, there are no land contamination issues.
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Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	The existing access and parking provision on the site is not impacted by the proposal. The proposal is therefore consistent with Policies DM17 and DM18 of the SADMP, and the LHDG.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	There are no impacts on protected or otherwise significant trees.
Has an ecological survey / protected species survey been submitted?	This is not applicable to the proposal.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	This is not applicable to the proposal.

Site visit

Has there been a site visit?	Yes, a site visit was undertaken on 1 July 2026.
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Additional Observations

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/reasons at the end of this report.

CASE OFFICER

Ashleigh Gade
Senior Planning Officer

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 received by the Local Planning Authority as follows:
 - Block Plan, Drg No. 006
 - Site Location Plan, Drg No. 005
 - Proposed Floor Plans, Drg No. 004
 - Proposed Elevations, Drg No. 003

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

3. No development above foundation level shall commence on site until representative samples and details of the types and colours of materials to be used on the external elevations of the extension hereby permitted have been deposited with and approved in writing by the Local Planning Authority, and the scheme shall thereafter be implemented in accordance with those approved materials.

Reason: To preserve the special interest of the building and its setting in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and in accordance with Policies DM10, DM11 and DM12 of

the 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.