

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

25/00852/HOU

APPLICANT DETAILS

Mr and Mrs Edge

SITE ADDRESS

19 Meadow Road
Barlestone
Nuneaton
Leicestershire
CV13 0JG

PROPOSAL

Erection of a front porch extension

SITE DESCRIPTION

The application relates to a two-storey residential dwelling within the settlement boundary of Barlestone. The property is formed of brown brick, white UPVC windows and doors and a tiled roof. The dwelling is set back from the highway with a small driveway offering off road parking to the front and side of the dwelling.

TARGET DATE FOR DECISION

07/11/2025

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009):

- No relevant policies

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

Barlestone Neighbourhood Plan (2022):

- Policy H2: Settlement Boundary
- Policy H6: Design Standards

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)
- Leicestershire Highway Design Guide (LHDG) (2024)

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 this Report.

SITE CONSTRAINTS

The application site is within the settlement boundary.

The site also falls within Leicestershire County Council's Mineral Safeguarding Consultation Area, a low-risk coal area and is within Risk Impact Zone of the Newton Burgoland Marshes, which is a Site of Special Scientific Interest. However, due to the nature of the proposal no formal consultation is required.

PUBLICITY RESPONSES

No response received from neighbour consultation.

CONSULTEE RESPONSES

Barlestone Parish Council

No objections.

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 several examples of similarly designed porches within the surrounding area, namely those located on the neighbouring street, Brookside.
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 All materials are to match those of the existing dwelling.
Are there any overlooking / privacy / residential or other amenity issues?	No The proposal is for a mono-pitched front extension that replaces the existing canopy above the front door.

	The porch is due to project 1.4 metres from the original wall and will be just over 2 metres away from the boundary of the adjoining property at 17 Meadow Road. Given the minor projection and the distance between the proposed development and the nearest habitable room of 17 Meadow Road, it is not considered that there would be any adverse impact on the privacy or amenity of the neighbouring dwelling. Similarly, the orientation of the other neighbouring property at number 21 Meadow Road and the separation by the driveways of both the application dwelling and 21 Meadow Road are considered to negate any potential privacy or amenity issues caused by the development proposal.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposal is for a minor front extension and is not considered overbearing nor overdevelopment.
Is there sufficient amenity space?	Yes The propped extension replaces a small portion of the existing driveway to the front elevation. Given that there are no planned changes to the existing rear garden the application will not have a detrimental impact on the amenity space.

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	No
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minor extensions and whether the property is within a Critical Drainage Area?	
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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 Part 3(f) of the Leicestershire Highway Design Guide states that the minimum parking requirements for a 3-bedroom dwelling is 2 spaces per dwelling. These 2 spaces will be retained. Consequently, there will be no loss of parking should the application be permitted. 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?	NA
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	NA

Site visit

Has there been a site visit?	Yes Site Visit was carried out 19 Sept 2025
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Additional Observations

The proposal is in keeping with the character of the surrounding area in terms of the design and scale and the suggested materials complement those of the existing dwelling.

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

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, as follows:

- Existing, Proposed Floor Plan, Drg No. 25/011/01 (submitted: 10.09.2025)
- Existing, Proposed Elevations, Drg No. 25/011/02 (submitted: 10.09.2025)
- Site Location Plan, Block Plan Drg 25/011/03 (submitted: 10.09.2025)

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

3. The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development

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.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026