

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Your Ref 24/00012/HOU
Our Ref CRTR-PLAN-2024-40811
Friday 2 February 2024

Dear Sophie Iliffe,

Proposal: Single-storey rear extension

Location: 10 Sedgemere Road, Market Bosworth

Waterway: Ashby Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following advice:

The application site backs onto the Ashby Canal, which is designated as a conservation area. We note that the western site boundary adjoining the canal includes a landscaped belt of trees and hedgerow, details of which were secured via Condition 10 of planning permission 21/00379/FUL which granted consent for the wider residential development here. This landscaped belt plays an important role in protecting the character and appearance of the canal conservation area and supporting the role of the canal as a wildlife habitat.

The proposed extension is modest in scale and does not encroach upon the landscaped belt along the western boundary of the property. However, given the proximity of the proposed extension to this belt, we recommend that appropriate measures are secured via a planning condition to protect it from risk of any damage during construction operations as the loss of planting from it could adversely affect the canal conservation area and local wildlife supported by the canal.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Ian Dickinson MRTPI
Area Planner

Canal & River Trust Planning Team

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