Officer Report

Planning Ref: 25/00939/HOU
Applicant: Mr Richard Hooper
Ward: Cadeby Carlton M Bosworth & Shackerstone

Hinckley & Bosworth Borough Council

Site: Cadeby Hall, Main Street, Cadeby, Nuneaton, Leicestershire, CV13 0AX

Proposal: Single storey rear and side extension

Case Officer: **Zahra Jam-Rotbeh (Planning Officer)**

---

1. Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

2.1. This householder planning application seeks planning permission for erection of single storey rear and side extension at Cadeby Hall, Main Street, Cadeby, Nuneaton.

2.2. The proposed single-storey rear extension would have a maximum depth of 5.53 metres and a minimum depth of 4.40 metres and a total width of 13.89 metres. It would feature a flat roof form with an eave's height of 2.71 metres. The extension would feature two roof lights.

2.3. The proposed side extension is to be added to the pool facility to add a sauna, changing area and shower. It would have a depth of 2.57 metres and a width of 6.93 metres, it would also feature a parapet flat roof with a height of 3.23 metres.

2.4. The proposed scheme also includes an amended parapet roof line to some parts of side and rear elevations.

2.5. Internal alterations and associated garden works are also proposed as part of the development.

2.6. The external walls would be finished in white render to match existing, and the proposed window materials would be in light grey and an orangery style to complement the existing pool.

3. Description of the Site and the Surrounding Area

3.1. The 995sqm application site is the north of, but outside of the identified settlement boundary of the rural hamlet, Cadeby. However, the application site is within the Cadeby Conservation Area. The development is within the grounds and setting of Cadeby Hall.

3.2. Cadeby Hall is a substantial property that is identified in the Cadeby Conservation Area Appraisal (2007) as an unlisted building of local historic or architectural importance (a non-designated heritage asset in terms of the National Planning Policy Framework) and it contributes positively to the character and appearance, and thus significance, of the Cadeby Conservation Area.

3.3. The main body of the hall largely dates from the early C19 and reflects an eclectic architectural style. There is a long single storey projecting wing connected to the main house. Within the grounds of the hall is a converted outbuilding, known as the Coach House, a traditional stable range, a pond, and a Dutch barn. The property is set within spacious grounds and has limited in views from any vantage points.

3.4.

3.5. The site is accessible from both Main Street to the south, and Ashby Road to the north. Main Street is an adopted and classified 'C' road that is subject to a 30mph speed limit, whereas Ashby Road is an adopted and classified 'A' road that is subject to the National Speed Limit. The barn is located 82.3m southwest from the site's access onto Ashby Road.

3.6. To the north, northeast, northwest of the site is open countryside, and to the south and southwest of the application site are residential dwellings within the settlement boundaries of the rural hamlet. There is also a large pond to the north of the site.

4. Relevant Planning History

There are some old planning applications on some on works to the protected trees and:

14/00100/FUL

- Erection of one new dwelling and detached garage/gymnasium
- WDN
- 26.03.2014

14/00574/FUL

- Erection of one new dwelling and detached outbuilding (revised scheme)
- PER
- 05.05.2015

15/01169/FUL

- Erection of two detached dwellings
- REF
- 18.01.2016

16/00386/FUL

- Erection of two detached dwellings (revised scheme)
- REF
- 23.06.2016

17/00011/FUL

- Erection of one dwelling with outbuilding
- PER

- 02.03.2017

17/00393/FUL

- Erection of one dwelling (revised scheme)
- PER
- 21.06.2017

17/00789/FUL

- Erection of one new dwelling (revised scheme)
- PER
- 02.11.2017

17/01167/HOU

- 2.8m high entrance gate and 1.9m to 2.4m high fence (Retrospective)
- REF
- 08.03.2018

18/00413/CONDIT

- Variation of condition 2 of planning permission 14/00574/FUL to amend the access road and internal boundary treatments, to add a two storey rear and side extension and to increase the size of the garage
- APPRET
- 02.07.2018

19/01001/FUL

- Erection of detached bungalow
- REF
- 18.11.2019

20/00212/HOU

- Single storey rear/side extension including alterations to existing swimming pool elevations
- PER
- 22.04.2020

23/00653/FUL

- Conversion of existing dutch barn to residential (C3) dwelling and associated private amenity space and parking
- REF
- 15.09.2023

26/00482/FUL

- Installation of ground mounted solar system
- Pending Consideration

26/00914/HOU

- Demolition of 1.5 storey annex and replacement single storey annex. Demolition of existing pool enclosure and construction of new pool enclosure with pitched roof etc.
- Pending Consideration

5. Publicity

5.1 The application has been publicised by sending out letters to local residents and a site notice was also posted within the vicinity of the site.

5.2 No objections have been received.

6. Consultation

6.1 No comments have been received from Cadeby Parish Council.

6.2 No objections have been received from HBBC Conservation Officer: comments are considered in the design assessment section.

6.3 An objection was received from LCC Ecology, which requested the submission of a Preliminary Roost Appraisal (PRA). This was provided by the applicant on 6 March 2026. Following a review of the appraisal and its findings, LCC Ecology maintained its objection on 27 May 2026, requesting that an emergence bat survey be undertaken. The emergence survey was subsequently submitted on 23 July 2026. The Ecology Officer subsequently requested a Non-Licensed Method Statement for Bats at the site. The applicant submitted the requested information on 1 October 2026, and the Ecology Officer withdrew their objection on 21 October 2026, subject to one planning condition and an informative, as set out at the end of this report.

7. Policy

7.1 Core Strategy (2009):

- Policy 8: Key Rural Centres Relating to Leicester

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and transportation
- Policy DM18: Vehicle Parking Standards

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (‘NPPF’) (2026)

- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2024)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. Extensions to existing domestic properties are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Ecology matters

Design and Impact upon the Character of the Area

8.2 To create well-designed places, NPPF Policy DP3(2(c) states that development proposals should also create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

8.3 NPPF Policy HE9(3) states that proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

8.4 Policy DM10 requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features.

8.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.6 Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

8.7 According to HBBC Conservation Officer: '*The location for the proposed extension is from the original two storey rear range of the Hall and from the single storey projecting wing which runs perpendicular to* the *main Hall. Whilst the extension would be of a reasonably large size its footprint in comparison to the scale of the Hall when considered as a whole means in my opinion that the extension would be subservient to the host dwelling. The current arrangement of the Hall is that it has a wide western elevation with its building line extending further south beyond the rear range. The majority of the extension is proposed to be positioned in the area behind that southern projection so when the Hall is viewed from the west the extension would be barely*

visible and not detract from architectural interest of this Hall and its original front range which is most perceptible from this elevation. The extension would have the form and character of an orangery, with this design concept being suitable and understood as a typical addition to the Hall. The proposed materials of render and brickwork to match the existing elevations of the Hall with the glazing being set within timber frames would also ensure that the extension would have a satisfactory appearance. Further views of the extension would be limited from the wider area due to its location within the interior of the Hall grounds, however, despite limited visibility the proposed extension is considered to sit comfortably on the existing Hall and its projecting wing.'

8.8 The proposed fenestration and architectural detailing would follow the established pattern of openings on the host dwelling and would be well proportioned in relation to the elevations. As such, the proposed they are considered to be sympathetic to the design of the existing dwelling and would not result in harm to the character and appearance of the host dwelling or the surrounding area.

8.9 Overall, it is considered that the proposal is of a subservient scale and mass, is appropriately sited, has a sensitive design and utilises materials that respect the existing Hall. For these reasons the proposal will have a neutral impact, and subsequently the character and appearance and thus heritage significance of the Hall and the wider Cadeby Conservation Area will be preserved. Therefore the proposal complies with Policies DM11 and DM12 the SADMP, the NPPF and the statutory duty of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Impact upon Residential Amenity

8.10 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

8.11 The HBBC Good Design Guide (2020) requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. In the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. Furthermore, proposals should comply with the 45^0 guidance.

8.12 The proposed development would not breach the 45-degree guideline in relation to either adjoining neighbouring property, nor would it significantly reduce existing separation distances. Given the single-storey scale and flat-roof design of both the side and rear extensions, the development is not considered to result in any unacceptable harm to the neighbouring properties and amenities.

8.13 By virtue of the above assessment, the proposal is not considered to result in any overbearing or overdominant, overlooking, or loss of privacy impacts to any of neighbouring occupiers and their amenities and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Ecology matters

8.14 Policy DM6 of SADMP states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

8.15 The proposed works consist of a single storey extension covering a significant area of the existing garden. Sited within a rural area, comprising of a large garden with mature trees that extend into the surrounding agricultural landscape. The site lies in close proximity to two ponds and together these features provide suitable foraging habitat for bats and birds, as well as potential commuting routes for bats and terrestrial habitat for Great Crested Newts (GCN). In the first LCC consultation response, they stated that '*Historic records identify a breeding GCN ponds within 500m and subsequently two probable ponds in close proximity to the site. Although the works are contained to the garden area, hedge lines and areas of rough grassland provide potential suitable GCN territorial habitat. Given the sites proximity to the probable breeding ponds, historical records, suitable terrestrial habitat and connectivity, submission of a walkover survey of the site with a focus on GCN and bats, will be required. The survey will need to be conducted by a suitably licenced ecologist. The report should identify habitats present onsite that may support protected species and assess any likelihood of direct and indirect disturbance. • Alongside providing clear justification for any next steps. Including any further targeted surveys for protected species, such as HSI/eDNA as appropriate and suggest suitable mitigation, or avoidance measures. Biodiversity enhancements such as integrated bat and bird boxes (including make/model and location) should be recommended within the report. These should be detailed in the submitted plans in order to satisfy this and the requirements of the NPPF.'* Therefore, given the nature of the works and suitability of the surroundings, some ecology surveys were required.

8.16 The applicant submitted an ecological survey, provided with the support of a licentiate ecologist, on 06 March 2026. The survey was reconsulted upon, and following this process, the Ecology team kept their objection and requested an Emergence bat survey.

8.17 The applicant submitted the requested ecological survey, provided with the support of a licentiate ecologist, on 23 July 2026. The survey was reconsulted upon, and following this process, the Ecology team removed their objection and confirmed that '*The Dusk Bat Emergence Survey has been reviewed and identified commuting bat activity, but no bats emerging from Building 1 (B1). On this basis, no further bat surveys are required. However, bat droppings were recorded within the roof void of B1 during the Preliminary Roost Assessment, indicating previous use by bats. While precautionary working methods have been proposed, further detail is required to ensure that adequate measures will be implemented during works and that all contractors are aware of the potential presence of roosting bats. • Therefore, a Non-Licensed Mitigation Statement should be submitted prior to the commencement of works.*' Therefore, a Non-Licensed Mitigation Statement was required before the development commencement.

8.18 The applicant submitted the requested ecological survey, provided with the support of a licentiate ecologist, on 1 October 2026. The survey was reconsulted upon, and

following this process, the Ecology team removed their objection and confirmed that "The Non-Licensed Method Statement for Bats has been reviewed. The additional information provided within Section 2.7 addresses our previous comments regarding the specification and location of the proposed roosting and nesting provisions. Bird nesting provisions and tree-mounted bat boxes are proposed, with appropriate justification provided for the type and specification of the features. This is acceptable, provided that the identified trees are retained, fall within the application site and owned by the applicant. This is to ensure that installation and long term retention of the ecological features can be appropriately secured. Where the identified trees are not within the applicant's control, the locations of the proposed features should be revised to suitable locations within the site. Please see the below recommended worded condition. Great Crested Newts (GCN): Suitable precautionary working methods have been provided within Section 4.5 of the Dusk Emergence Survey Croft Ecology (July 2026) and the following informative should be applied to any permission." Therefore, an informative and a condition has been recommended at the end of this report.

9. Equality Implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report.

11.2 **Conditions and 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:

   - Proposed Scheme 03 - 3D visuals Dwg no 25/48 04
   - Proposed Elevations and Floor Plans 03 Dwg no 25/48 03B
   - Location and Block Plan 25/48 Dwg no.05

   received by the local planning authority on 29 September 2025 and

   - 25198-25-03 - Elevations Sections

   received by the local planning authority on 23 March 2026 and

   - Emergence bat survey

   received by the local planning authority on 23 July 2026.

   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 development shall be implemented in strict accordance with the Non-Licensed Method Statement for Bats (Croft Ecology, 30.08.26). The bat and bird box provisions shall be retained in perpetuity and made available at all times for their designated purpose.

   Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. 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 Management Policies Development Plan Document (2016).

Notes to Applicant:

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. Great Crested Newts, a species fully protected by law, with several potential GCN ponds nearby there is a small possibility that a newt, or small numbers of newts could be present on the site. The applicant should therefore exercise due care during implementation of the proposed development, ensuring that all contractors are aware of the possibility of finding great crested newts, and stored materials are carefully removed by hand. Work should cease if a great crested newt is found, and advice from a licensed ecologist should be sought.