

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

26/00581/HOU

APPLICANT DETAILS

Gary Newton

SITE ADDRESS

1 Prospect Way
Earl Shilton
Leicester

PROPOSAL

Single storey side extension

SITE DESCRIPTION

This application relates to a bungalow on the western side of Prospect Way within the settlement boundary of Earl Shilton. The dwelling is set back from the public highway and is enclosed by a brick-built boundary. The property is constructed with a buff brick finish, concrete roof tiles, and a partial rendered finish to the principal elevation. Prospect Way is wholly residential in character and is characterised by dwellings that have a variety of styles and designs. The site is bounded to the rear by the Wood Street Community Park identified as site EAR35 within the Earl Shilton and Barwell Area Action Plan.

TARGET DATE FOR DECISION

01.09.2026

RELEVANT PLANNING POLICIES / GUIDANCE

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

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

Earl Shilton and Barwell Area Action Plan ('ESBAAP') (2014):

- Policy 22: Development and Design

National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other Relevant Guidance:

- The Council's 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 falls within the impact risk zone of Croft Hill, Croft and Huncote Quarry, and Croft Pasture, which are Sites of Special Scientific Interest ('SSSI'). However, due to the nature of the current proposal, no formal consultation is required.

PUBLICITY RESPONSES

The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity. No responses have been received.

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 Prospect Way consists of detached dwellings with no discernible style or character. The proposed extension would replace an existing conservatory and has been designed to mirror the host dwelling's existing attached garage. By virtue of its size, scale, and design, and the characteristics of the site and the surrounding area, the proposal would be considered to integrate with character of the surrounding area in these site-specific circumstances in accordance with Policy DM10 of the SADMP and NPPF Policy DP3.
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 scheme would be constructed with a rendered finish and roof tiles to match those of the existing property.

Are there any overlooking / privacy / residential or other amenity issues?	No Due to its location, the proposed scheme will have no impact on the neighbour to the north at 3 Prospect Way. No windows are proposed on the side elevations of the property so the scheme would not be considered to result in any overlooking or loss of privacy to neighbouring properties in accordance with Policy DM10 of the SADMP and NPPF Policy P3.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposal would extend 1m closer to the host dwelling's shared boundary with 90 Park Road to the south and would be 3m deeper and 1m higher than the side extension that the scheme replaces. 90 Park Road is positioned at a lower level due to the sloping ground levels of the area and features a window that faces towards the application site. The two dwellings are separated by a concrete screen wall and a timber fence, which currently completely obscures the visual outlook from this neighbouring window. In light of these existing circumstances, and the minor increases in size and width of the proposed extension in comparison to the existing structure it replaces, the scheme would not be considered to represent overdevelopment of the site, nor result in any overbearing impacts to the extent that would result in any significant adverse impacts to neighbouring residential amenity. The scheme would therefore be considered to accord with Policy DM10 of the SADMP and NPPF Policy P3.
Is there sufficient amenity space?	Yes The property occupies a large plot, and the proposed extension would not involve any changes to existing bedroom number or the size of dwelling's private outdoor 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 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 proposed extension would not involve any changes to existing bedroom numbers or the site's provision of off-street parking. The proposal would therefore not be considered to result in a material impact upon highway safety or the road network. As such, the scheme would be considered to accord with Policies DM17 and DM18 of the SADMP, NPPF Policy TR6, and the LHDG.
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Natural Environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	N/A
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?	NA

Site Visit

Has there been a site visit?	Yes A site visit was carried out on 14 July 2026
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Additional Observations

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.

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 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 Existing and proposed plans and elevations - 2026/9699/01B received on 29.06.2026.

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 materials to be used on the external elevations of the proposed extension shall accord with those detailed on the Existing and proposed plans and elevations - 2026/9699/01B received on 29.06.2026.

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).

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.