Delegated Report

Planning Ref: 26/00747/FUL
Applicant: Mr Daniel Hollingworth
Ward: Earl Shilton

Hinckley & Bosworth Borough Council

Site: Kirkwood 63 Heath Lane Earl Shilton

Proposal: Erection of single dwelling at the rear of site to replace the existing garage

1. Recommendations

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

- Planning conditions outlined at the end of this report

2. Planning application description

The application seeks full planning permission for the erection of a single dwelling to replace an existing garage to the rear of Kirkwood, 63 Heath Lane, Earl Shilton. The application is a re-submission of application 25/00979/FUL which was granted planning permission in December 2025. The main differences being the changes to the boundary treatments and addition of solar panels to the roofline.

2.1. The proposed dwelling would have a width of 6.24m and depth of 9.59m. It would have a dual-pitched roof form which would have an eaves height of 2.48m and a ridge height of 5.92m. The front door of the property with accompanying sidelights and a singular opening would sit to the front elevation, which on the site would be a side elevation alongside three Velux rooflights and eight solar panels to the roofline. Two singular windows would sit to the rear elevation alongside three Velux rooflights to the roofline, a set of French doors to the ground floor western side elevation with a singular opening to its gable, and two singular openings to the ground floor of the eastern side elevation with a singular opening to its gable would be within the side elevation which faces Gartree Crescent. Red facing-brick would be present to the walls, brown tiles to the roof and uPVC to the windows.

2.2. The proposed dwelling would be accessible via the existing garage access on Gartree Crescent and would accommodate parking provision for two vehicles. The existing 2.00m high close boarded timber fencing to the front boundary would further be replaced with a 1.00m high brick wall with an accompanying timber sliding gate, with the remainder of the shared boundaries being bounded by 2.00m high close boarded timber fencing and planting.

3. Description of the site and surrounding area

3.1. The site lies centrally and towards the northern boundary of Earl Shilton. The site measures approximately 185m² and encompasses what was previously the rear garden areas of 63 and 65 Heath Lane. A single garage currently occupies the site and fronts Gartree Crescent, with an existing dropped kerb access. Closeboard fencing divides the site from Gartree Crescent to the east and no. 8 to the south.

3.2. To the north of the site are No's 63 – 67 Gartree Crescent, with the site lying adjacent to the rear boundary of their gardens. 63 and 65 are traditional post-war two-storey dwellings, and 67 is a more modern 1.5-storey dwelling.

3.3. Gartree Crescent is a cul-de-sac off Heath Lane and is characterised by a mix of sizes and designs of dwellings. Two-storey dwellings are sited at the end of the cul-de-sac, with bungalows flanking the Crescent at either side. The site flanks Gartree Crescent on the west side, and the immediate design context therefore closely

relates to the existing bungalows, No's 1, 7 and 8. Land levels fall slightly from south to north, so that the site is on slightly lower ground than neighbouring No's 7 and 8 Gartree Crescent. The predominant building materials are red brick with brown clay roof tiles.

4. Relevant planning history

25/00979/FUL

- Erection of single dwelling at the rear of site to replace the existing garage
- Planning Permission
- 18.12.2025

5. Publicity

5.1. The application has been publicised by sending out letters to local residents. Following the publication, one objection has been received from a neighbouring property which is summaried below:

- The proposal would not be in keeping with the areas design and appearance.

6. Consultation

6.1. Earl Shilton Town Council:

- The Town Council objects to this application due to traffic concerns.

6.2. HBBC Drainage:

- No objections, subject to informatives.

6.3. HBBC Environmental Health (Pollution):

- No objections.

6.4. HBBC Waste:

- No representations have been received.

6.5. LCC Highways:

- The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.

7. Policy

7.1. Earl Shilton and Barwell Area Action Plan (AAP) (2014)

- Policy 21: Infrastructure and Delivery
- Policy 22: Development and Design

7.2. Core Strategy (CS) (2009)

- Policy 2: Development in Earl Shilton

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2026)

- National Design Guide (NDG) (2019)
- Planning Practice Guidance (PPG)
- Technical Housing Standards (THS) (2015)

7.5. Other relevant guidance

- Good Design Guide (GDG) (2020)
- Leicestershire Highways Design Guide (LHDG) (2024)

8. Appraisal

8.1. Key Issues

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety and parking provision
- Flood risk and drainage

Principle of development

8.2 Paragraph 3 of the National Planning Policy Framework ('NPPF') confirms that the national decision-making policies within the Framework are a material consideration in making these decisions and should be read alongside the policies in the Development Plan. Planning decisions must also reflect relevant international obligations and statutory requirements. Paragraph 7 of the NPPF confirms that the national decision-making policies should be read as a whole.

8.3 Policy S3 (1) of the NPPF confirms that decisions on development proposals should apply a presumption in favour of sustainable development.

7.2. The current Development Plan consists of the adopted Core Strategy, the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP) and the Earl Shilton and Barwell Area Action Plan (AAP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

8.4 In accordance with Annex A (2) of the NPPF, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework. Therefore, this report sets out the relevant adopted Core Strategy, SADMP and AAP polices and refers to the NPPF and notes any inconsistencies between them.

8.5 The proposal is situated within Earl Shilton's settlement boundary and therefore Policy S4 of the NPPF is triggered. Policy S4 of the NPPF seeks to ensure that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF. This is further supported by Policy DM1 of the adopted SADMP and Policy 2 of the CS.

8.6 In light of the above, the proposal is considered acceptable in principle. Other material considerations are set out within the next sections of the report.

Housing Land Supply

8.7 In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments

prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.

8.8 The Council's latest Five-Year Housing Land Supply (5YHLS) statement confirms that for the period of 2026-2031 the council can demonstrate 4.47 years housing land supply.

8.9 Whilst the Council is unable to deliver a five-year supply of land for housing, given the provision of one dwelling within this application site is unlikely to be a significant benefit to the housing land supply within the Borough, it is considered that limited weight should be given to the provision of the proposed dwelling.

Design and impact upon the character of the area

8.10 Policy DP3 (1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.

8.3 To create well-designed places, Policy DP3 (2(c) of the NPPF 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.

8.4 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with NPPF Policy DP3(1) or relevant aspects of the principles in Policy DP3 (2) of the NPPF, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

8.5 Policy DP3 (4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.

8.11 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the area generally.

8.12 Policy 22 of the AAP seeks to ensure that developments do not have a detrimental impact upon the character or appearance of the host building or the surrounding area and respect the scale, proportions, height and materials of the existing building, neighbouring structures and overall street scene.

8.13 An objection has been received that the proposal would not be in keeping with the areas design and appearance.

8.14 The Councils Good Design Guide seeks to ensure that back land development does *'not result in the overdensifcation of the land, leading to a loss of character*.' And that '*Where these conditions can be demonstrated, existing access arrangements should be used to serve new development wherever possible, to*

avoid unnecessarily 'puncturing' the character of the street scene and allowing highways to dominate.' And that*; 'Development should respect wider building lines and not back onto the street. Boundary treatments should also be carefully utilised to assimilate new development into its context, reflecting those seen in the wider frontage and seeking to avoid gaps that break down sense of place.*

8.15 The site is currently unused garden land bound by reinforced close board fencing, and previously contained a single garage built in grey blockwork (now demolished). It is not considered that the site currently contributes positively to the street scene.

8.16 The proposed dwelling would be single-storey in scale with a dual-pitched roof form comparable to the neighbouring bungalows which flank Gartree Crescent on its east and west sides, which would create a consistent scale and design for this part of the street scene. Red-facing brickwork, brown tiles and uPVC would be present to the openings. These proposed materials are considered to be acceptable and to complement the materials of the area.

8.17 The Local Planning Authority acknowledge that the proposal would be orientated with the front door to the south, not echoing the orientation of the surrounding street scene, particularly 7 and 8 Gartree Crescent. However, the diagonal siting of the dwelling within the plot and its frontage does respect the staggered building line of the surrounding dwellings despite sitting at an oblique angle to Gartree Crescent. The proposal would retain its existing access whilst being set back appropriately from the public highway and being of an appropriate design as to not lead to a loss of character within the street scene.

8.18 A low level brick wall in matching brickwork alongside a sliding timber gate would replace the existing 2.00m high close boarded timber fencing to the front boundary which is considered to be a visual improvement to the street scene.

8.19 Overall, the proposal would satisfy Policy DM10 of the SADMP, Policy 22 of the AAP, the Councils Good Design Guide and Policy DP3 of the NPPF.

<u>Impact upon neighbouring residential amenity</u>

8.20 Policy P3 (1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

8.6 In accordance with Policy P3(2)(a) and (b) of the NPPF, development proposals should therefore:

(a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;

(b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should

be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

8.21 Policy DM7 of the adopted SADMP seeks to ensure that development does not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.

8.22 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the amenity of nearby residents and occupiers of adjacent buildings and the amenity of occupiers of the proposed development would not be adversely affected by activities within the vicinity of the site.

8.23 Policy 22 of the AAP seeks to ensure that developments do not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings.

8.24 The Councils Good Design Guide states that backland sites *'At a minimum, it will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.'*

8.25 The Councils Good Design Guide states that *"Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart."*

8.26 Six Velux windows would sit to the front and rear elevations hosting the first floor bedrooms. The Velux windows would be situated less than 21.00m from the nearest habitable windows at No. 65 not complying with the Councils Good Design Guide, nevertheless they would all have a minimum sill height of 1.70m above first floor level which would ensure the privacy of the surrounding occupiers is retained. The only two non-Velux window openings proposed to first-floor level would be situated over 21.00m away from the nearest neighbouring windows satisfying the Councils Good Design Guide. All other additional openings are proposed at ground-floor level and would be screened by boundary treatment or face the street where existing dwellings already have publicly visible front windows.

8.27 The Councils Good Design Guide states that *"A habitable room within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property."*

8.28 The proposed dwelling would be situated a minimum of 13.55 metres from the nearest two-storey dwelling, 65 Heath Lane not resulting in adverse loss of light of overdominance to this property. It would, however, be situated a minimum of 7.12 metres from the nearest single storey dwelling, 8 Gartree Close breaching the guidance set out within the Councils Good Design Guide. The dwelling by way of its single-storey nature, orientation and positioning almost in line with the principle elevation is not, however, considered to result in an unacceptable loss of light to No.8 Gartree Close as the affected window to the side elevation of no.8 is non-habitable. Furthermore, the proposal complies with the 45° rule. The amenity of the potential future occupiers of the dwelling would be acceptable given the affected window is a secondary lounge window.

8.29 Due to the backland nature of the development, it is necessary to assess the noise impacts between the new dwelling and the surrounding residential accommodation. The proposed use would be residential and therefore the level of additional noise is not considered to be detrimental. HBBC Environmental Health – Pollution have raised no objections to the proposal. Any future issues could be controlled by them separately using statutory nuisance legislation.

8.30 To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within the Councils Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Technical Housing Standards (THS) (2015) wherever possible.

8.31 The dwelling is proposed with two bedrooms one with a double bed and the other with two singles, which could accommodate four-persons.

8.32 The THS seeks to ensure that proposals for two-bedroom, four-person two-storey accommodation should provide a minimum floor space of 79.00sqm and 2.00sqm of built-in storage.

8.33 Whilst the built-in storage space along with the bedroom dimensions would be sufficient, the dimensions as proposed remain to fail to meet the minimum gross internal floor areas for a single storey, two-bedroom property by 11.00m2, due to the removal of the dormers from the existing design, following privacy concerns. Despite this, in these site-specific circumstances the Local Planning Authority are nonetheless satisfied that the proposed dwelling would provide an albeit not high, however adequate level of residential amenity for the future occupants of the scheme.

8.34 The Councils Good Design Guide states that '*Gardens are an important part of the quality of life afforded by a house. Over-development leaving a significantly reduced garden area can affect its appeal in the longer term. Homeowners should ensure that a single extension or cumulative smaller extensions do not result in a significant loss of total garden space as this can render the plot out of keeping with its context.*

A general guideline for garden sizes is:

- A minimum garden length of 7m
- 80sqm: three-bedroom house
- 60sqm: two-bedroom house.

8.35 The proposal would provide a more than adequate rear amenity space which would exceed 7.00m in width and 60.00sqm.

8.36 By virtue of the above factors the proposal would satisfy Policies DM7 and DM10 of the adopted SADMP, Policy 22 of the AAP, the Councils Good Design Guide, and Policy P3 of the NPPF, subject to a condition being imposed removing the dwellings permitted development rights under Schedule 2 Part 1 (Classes **A** to **E**) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification). The imposing of this condition is considered to be justified due to the small nature of the plot alongside its sitting next to existing residential dwellings which the extension of would lead to harm upon the occupiers of the neighbouring dwelling unless appropriately assessed by the LPA.

Impact upon highway safety and parking provision

8.37 Section 15 of the NPPF promotes sustainable transport. Policy TR2 of the NPFF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:

8.38 Ultimately, development should on be prevented or refused on highways grounds if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement in accordance with Policy TR6 (4) of the NPPF.

8.39 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.

8.40 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).

8.41 The LHDG requires two-bedroom dwellings to provide an off-street parking provision for a minimum of one vehicle and requires that parking spaces have minimum dimensions of 2.40m in width by 5.50m in depth, and an additional 0.50 metres in width is required if the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side and an additional 1.00m in width where the space is bounded on both sides.

8.42 Two off-street parking spaces would serve the dwelling, the spaces would measure 2.40m x 5.50m and would be set away from the boundary treatments either side satisfying the LHDG. Although, concerns have been raised in respect to highway safety the Local Highways Authority (LHA) have raised no concerns and therefore refusal on highways grounds would be unduly unjustified.

8.43 No parking restrictions are in place to Gartree Crescent and therefore the LHA have no control over who parks on the pavement. Any parking of vehicles on the pavement or any parking that is considered to be dangerous or that causes an obstruction to the safe and effective use of the highway, is an offence under the Road Traffic Act 1988. Such instances should be reported to the police on their non-emergency number 101 and are not a planning matter.

8.44 A separate dropped kerb application to the Local Highway Authority would be required to implement the proposed dropped kerb an informative which has been implemented below within para. 11.3.

8.45 By virtue of the above, the proposed development would therefore provide a sufficient parking provision and would not have any adverse impacts upon highways safety, satisfying Policies DM17 and DM18 of the SADMP, the LHDG and Policies TR2 and TR6 of the NPPF.

Flood risk and drainage

8.46 Policy F7 of the NPPF seeks to ensure that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere.

8.47 Policy F8 of the NPPF seeks to ensure that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

8.48 Policy DM7 of the adopted SADMP requires adverse impacts from flood to be prevented and that development should not create or exacerbate flooding and be located away from area of flood risk unless adequately mitigated.

8.49 According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

8.50 The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H. The suitability of the ground strata for soakaway drainage

should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.

8.51 The HBBC Drainage officer raises no objections to the development and recommends two informatives which are set out within para. 11.3.

8.52 By virtue of the above, the proposed development would therefore satisfy Policy DM7 of the adopted SADMP and Policies F7 and F8 of the NPPF.

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.

10. Conclusion

10.1. The benefits of the development are limited and are through the provision of one dwelling and its associated social/economic benefits through construction and occupation, but there would, be no material impact on the character of the area, highway safety, neighbouring amenity, ecology or drainage and therefore the proposal is considered to be acceptable

10.2. By virtue of the above the proposal would be in accordance with Policies DM1, DM7, DM10, DM17 and DM18 of the SADMP, Policies 21 and 22 of the AAP, the CS, Council's GDG, the LHDG and Policies DP3, P3, TR2, TR6, F7 and F8 of the NPPF. The proposal is therefore recommended approval subject to the below conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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:

- Site Location Plan, Drg No. 01-429-00;
- Proposed Block Plan showing Boundary Treatments, Drg No. 03-2617-00;
- Drainage Layout, Drg No. 04-2617-00 as received by the Local Planning Authority on the 18th August 2026.
- Proposed Dwelling, Drg No. 02-2617 Rev A as received by the Local Planning Authority on the 4th November 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM7, DM10, DM17 and DM18 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), and Policies DP3, P3, TR2, TR6, F7 and F8 of the National Planning Policy Framework (2026).

3. The windows to the ground floor serving the bathroom, kitchen/diner shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the windows shall be permanently maintained as such at all times thereafter.

   Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), and Policy P3 of the National Planning Policy Framework (2026).

4. All roof lights shall either have a sill height of a minimum of 1.70 metres above first floor level or shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the roof lights shall be permanently maintained as such at all times thereafter.

   Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), and Policy P3 of the National Planning Policy Framework (2026).

5. The dwelling hereby approved shall not be extended, altered, or subject to development within the individual residential curtilages, under Schedule 2 Part 1 (Classes A to E) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), without the grant of planning permission for such extensions by the Local Planning Authority.

   Reason: To ensure that the development does not have a detrimental impact on the character of the development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 22 of the Earl Shilton and Barwell Area Action Plan (2014), and Policy DP3 of the National Planning Policy Framework (2026).

11.3 **Notes to applicant**

a) 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.

b) Surface water should be managed by sustainable methods, preferably those which disperse runoff by infiltration into the ground strata: i.e. soakaways, pervious paving, filter drains, swales, etc. and the minimisation of paved area, subject to satisfactory porosity test results and the site being free from a contaminated ground legacy. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

c) Any proposed access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).

d) This permission does not give the Applicant approval to work on the public highway. Therefore, prior to carrying out any works on the public highway the Applicant must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 3050 001.