

OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE

26/00328/HOU

APPLICANT DETAILS

Mrs Sarah Hotchkiss

SITE ADDRESS

Station House, Station Road, Shackerstone

PROPOSAL

Extension of existing outbuilding to include a covered decking area for outdoor bath

SITE DESCRIPTION

The application site is located within the designated open countryside outside the rural hamlet of Shackerstone. The site contains an existing residential property, Station House, which was constructed circa 1895 as the Station Master's House associated with nearby Shackerstone Railway Station.

The application building is an existing single storey outbuilding of red brick construction with a grey tiled roof. The application building is located to the south-east of Station House and is adjacent to, but located outside of, the Ashby Canal Conservation Area.

TARGET DATE FOR DECISION

29 June 2026

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009)

- Policy 13: Rural Hamlets

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highway Design
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

Other relevant guidance

- HBBC Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Ashby Canal Conservation Area Appraisal (2009)

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 the report.

SITE CONSTRAINTS

The application building is located within the Canal and River Trust Consultation Zone and within a Culture and Tourism Facility Boundary related to the Shackerstone Railway Station.

The application building is located adjacent to but outside of the Ashby Canal Conservation Area and is located to the south of the Shackerstone Railway Station which is a Grade II Listed Building.

Public Right of Way (PRoW) Footpath S83 passes to the west of the application site, between the site and the Ashby Canal, while Footpath S68 passes to the north of Shackerstone Railway Station.

PUBLICITY RESPONSES

The application was publicised by sending letters to neighbours, posting a notice in vicinity of the site and a notice in the local press. No responses were received.

CONSULTEE RESPONSES

Canal and River Trust – No comment.

Hinckley and Bosworth Borough Council (HBBC) Conservation Officer – The existing outbuilding is a small rectangular structure south-east of Station House. The building follows the architectural style and materiality of the main house. The proposal to extend the outbuilding with covered decking and the open timber frame and dual-pitch tiled roof matches the appearance and materiality of the locality.

The development would have a neutral impact upon the character and appearance of the outbuilding and would ensure there are no adverse impacts upon the wider Ashby Canal Conservation Area due to the location of the proposal within its immediate setting, thus preserving its significance.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No, there is recent planning history for the main house but these applications did not involve the application building.
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Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes, the proposal seeks to extend an existing outbuilding at a scale complementary to the existing building which is at a lesser scale to surrounding buildings including the associated dwelling. The proposal is therefore considered to meet Policy DM10 of the SADMP.
Would the materials, details and features generally match the existing dwelling and / or	Yes, the proposal incorporates architectural features and materiality seen on the existing

be consistent with the general use of materials in the area? Is a condition needed?	building. These features are also consistent with development on the wider site, including the main dwelling. The proposal is therefore considered to meet Policy DM10 of the SADMP.
Are there any overlooking / privacy / residential or other amenity issues?	No, the existing building and proposed extension are not located within proximity to other residential properties. The proposal is therefore considered to meet Policy DM10 of the SADMP.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes, the proposed extension is of a single storey scale consistent with the existing outbuilding, is separated from the main dwelling, and is not in proximity to any neighbouring dwellings. The proposal is therefore considered to meet Policy DM10 of the SADMP.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes, the proposed extension of the existing outbuilding forms part of the amenity space for the associated dwelling, which exceeds the minimum size required. The proposal does not involve habitable rooms and is therefore not subject to Nationally Described Space Standards. The proposal is therefore considered to be consistent with the Good Design Guide.

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? <i>[the council has a statutory duty to pay special attention to the desirability of preserving or enhancing heritage assets]</i>	The application building is located adjacent to but outside of the Ashby Canal Conservation Area. It is also located to the south of Shackerstone Railway Station which is a Grade II Listed Building. The development is of modest scale and forms an extension to an existing building which reflects the character of its surrounding buildings. The extension to the existing outbuilding uses materials that are consistent with and complementary to materials on surrounding buildings. HBBC's Conservation Officer has reviewed the proposal and considers the development would have a neutral impact upon its surrounds, and thus preserve their significance.
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	The proposal is therefore considered to be consistent with Policies DM11 and DM12 of the SADMP, and Chapter 16 of the NPPF.	
Does the development impact on an archaeological site?	No.	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 proposal has no impact upon the existing access and parking situation on the application site. The proposal is therefore considered not to be in conflict with the LHDG or with Policies DM17 and DM18 of the SADMP.
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Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No, there are no trees protected by TPO on the site and the application building and area of the proposed extension are located outside of the Conservation Area.
Has an ecological survey / protected species survey been submitted?	No.
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A

Site visit

Has there been a site visit?	Yes, a site visit was undertaken on 17 June 2026.
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Additional Observations

Nil.

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

Ashleigh Gade (Senior Planning Officer)

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:

- Proposed Outbuilding - Floor Plan, Elevations, 3D View, Drg No. 25/126 05 (submitted: 08.04.2026)

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 hereby approved development shall match the materials of the existing outbuilding and the materials detailed within the Application Form.

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.