

Delegated Report

Planning Reference 26/00492/HOU
Applicant Darrel Gillet
Ward Cadeby, Carlton, and Market
Bosworth with Shackerstone



Application Site Kirkfield, 34 Main Street, Carlton
Proposal Proposed single storey rear extension
Case Officer Jack Playle (Technical Planning Assistant)

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 full planning permission for a single-storey rear extension at Kirkfield, 34 Main Street. To facilitate the scheme, the existing conservatory and dining room would be removed as part of this application.
- 2.2. The proposal would extend 9.6 metres in width at a depth of 6.5 metres beyond the existing rear elevation to accommodate a new dining/ sitting room and kitchen. The extension would be constructed with a 3-metre-high flat roof. The scheme would be constructed with a smooth rendered finish and an EPDM rubber roof.

3. Description of the Site and the Surrounding Area

- 3.1. The application site is located in the centre of Carlton on the southern side of Main Street in an area identified for badger setts. The site comprises a detached dormer bungalow, Kirkfield, that is set back from the highway and features an integrated garage that protrudes beyond the front elevation of the property. The surrounding area is predominantly residential in character, but the Manor House Farm complex is located to the north, the Grade II Listed St. Andrews Church is to the west, a demolition contractor business 20 metres to the east, and open countryside to the south of the site. The site is separated from St. Andrews Church by Public Footpath S69.

4. Relevant Planning History

- 4.1. **03/00430/FUL** Permitted (determined: 25.06.2003)
Extensions and alteration to dwelling

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No responses have been received.

6. Consultation

- 6.1. Carlton Parish Council did not raise any objections to the planning application. Following the submission of a Badger Survey Report, Leicestershire County Council ('LCC')s Ecology Department raised no objections to the proposed works, subject to a planning condition that secures biodiversity enhancements within the site. No further responses have been received.

7. Policy

- 7.1. Core Strategy (2009):

- Policy 13: Rural Hamlets

- 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 ('NDG') (2019)
- Planning Practice Guidance ('PPG')

7.4. Other Relevant Guidance:

- The Good Design Guide (2020)
- Leicestershire Highway Design Guide ('LHDG') (2024)

8. Appraisal

8.1. NPPF Policy S4(1) confirms 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 Framework.

8.2. The key issues in respect of this application are therefore:

- Impact upon the significance of the historic environment
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Impact upon the Significance of the Historic Environment

8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority when determining applications for development which affects a Listed Building or its setting to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural and historic interest which it possesses.

8.3 NPPF Policy HE4(1)(b) states that development proposals which would affect the significance of heritage assets, including any contribution made by their setting should, avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

8.4 Policy DM11 of the SADMP states that the Borough Council will protect, conserve and enhance the historic environment throughout the Borough through the careful management of development that might adversely impact both designated and non-designated heritage assets. Policy DM12 of the SADMP states that proposals for the change of use, extension and alteration of Listed Buildings and development affecting the setting of Listed Buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.

8.5 The application site lies adjacent to the Grade II Listed St Andrew's Church.

- 8.6 The scheme is for an extension to an existing residential property adjacent to the Listed Building. In light of this, and given the proposed size, scale, and height of the development, and the existing boundary treatment between the two sites, the scheme would be considered to result in a negligible impact on the character and thus significance of the Listed Building and its setting. The scheme would therefore be considered to comply with NPPF Policy HE4 and Policies DM11 and DM12 of the SADMP.

Design and Impact upon the Character of the Area

- 8.7 NPPF Policy DP3(1) 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. Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.8 The Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building.
- 8.9 The proposal would be single storey in massing and located to the rear of the property. As such, the proposal would not be considered to have a material impact upon the principal elevation of the property, or the character of the wider street scene along Main Street. Given the above, and by virtue of the size, scale, massing, and appearance of the development, the proposal would be considered to be clearly subordinate to the main dwelling and would complement the character of the host dwelling and the surrounding area in accordance with NPPF Policy DP3, Policy DM10 of the SADMP, and the Council's Good Design Guide.

Impact upon Residential Amenity

- 8.3 NPPF Policy P3(1) 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. 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, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 8.10 The Good Design Guide requires the way buildings relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity. Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.11 There are no neighbouring residential properties immediately to the west or south of the site, and the properties to the north of the site are separated from the development by Main Street. The closest neighbouring residential property to the proposed development would therefore be 36 Main Street to the east.
- 8.12 No windows are proposed on the side elevations of the extension, and the structure would extend 2.5 metres further beyond the rear elevation of the host dwelling than the existing conservatory, which the current extension proposes to replace. Although the scheme would extend further into the garden of the host dwelling, the structure would be single storey in massing, and it would not protrude further than the neighbouring property's single storey rear extension. By virtue of these factors, the proposal would not be considered to result in any significant adverse impacts to the residential amenity of neighbouring properties or the occupiers of the host dwelling in these site-specific circumstances in accordance with NPPF Policy P3 and Policy DM10 of the SADMP.

Impact upon Parking Provision and Highway Safety

- 8.13 NPPF Policy TR6(4) states that development proposals should be refused 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. NPPF Policy TR4(1)(e) requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.
- 8.14 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision. Any reduction below minimum standards will require robust justification.

- 8.15 The development would not make any amendments to the existing site access arrangements and would not create any additional bedrooms. Therefore, the scheme would not be considered to result in any significant adverse impacts upon highway safety or the road network in accordance with NPPF Policies TR6 and TR4, and Policies DM17 and DM18 of the SADMP.

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. 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 received by the Local Planning Authority on 09 July 2026 as follows:

- Existing and Proposed Site Plans
- Proposed Plans and Elevations

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. Prior to the commencement of any works above foundation level, a Biodiversity Enhancement Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Enhancements should include, but is not limited to, at least one woodcrete bat box and one bird box, and their make/model and locations. The bat box should be positioned on a tree at least four metres above ground level and the bird box should be positioned on a tree at least two metres above ground level. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme prior to the first occupation of the development hereby permitted.

Reason: In order to protect and enhance 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).

a. 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.