OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION

REFERENCE
25/00918/HOU

APPLICANT DETAILS
Mr Neville Thompson

SITE ADDRESS
2 Apple Tree Close, Nailstone, Nuneaton, Leicestershire, CV13 0QY

PROPOSAL
Single storey front extension

SITE DESCRIPTION
The application site relates to a large two storey detached residential dwelling within the settlement boundary of Nailstone. The property is located in a small residential development to the east of Main Street. It comprises of a brick exterior and tiled roof with a detached double garage to the north. The property is set back from the highway and accessed via a shared private drive.

TARGET DATE FOR DECISION
20.11.2025

RELEVANT PLANNING POLICIES / GUIDANCE

Core Strategy (2009):

- None relevant

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

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- 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:

- 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 the report.

SITE CONSTRAINTS
The application site is within the settlement boundary of Nailstone.

The site also falls within the Coal Authorities Low Risk Area, Leicestershire County Council's Mineral Safeguarding Consultation Area, and is within the Impact Risk Zone of a Site of Special Scientific Interest (SSSI), however due to the nature of the proposal no formal consultation is required.

A Public Footpath runs behind the property but will be unaffected by the proposed development.

PUBLICITY RESPONSES
No responses have been received.

CONSULTEE RESPONSES
Nailstone Parish Council have issued their support for the application.

The Council's Conservation Officer confirmed that the proposed development would have no effect upon the character and appearance of the Nailstone Conservation Area or the Grade II* Listed Church of All Saints.

OFFICER ASSESSMENT

History

Is there any planning history relevant to the current application?	No

Design

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes Apple Tree Close comprises of 4 detached residential dwellings. Whilst similar in both size and scale all have minor differences with regards to design. The application dwelling is T shaped with an intersecting gable roof and dormers to front and rear elevations. Given the design variations across the 4 dwellings the proposed extension will form a relatively discreet addition.
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 All materials are to match those of the existing dwelling. Therefore, the proposed would not result in any significant adverse visual impact.

Are there any overlooking / privacy / residential or other amenity issues?	No The proposed extension is due to project 1.8 metres from the original wall and will be approximately 15 metres from the neighbouring dwelling at 1 Apple Tree Close. Given the minor projection and the distance between the proposed development and the nearest habitable room of 1 Apple Tree Close there would be no negative impact on the privacy or amenity of the neighbouring dwelling. Similarly, the neighbouring dwellings at 3 and 4 Apple Tree Close will also remain unaffected by the proposed extension. The existing gable on the application dwelling currently projects further than the works being applied for within this application thereby screening both dwellings from the proposed development thereby negating any potential privacy or amenity issues.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes The proposal is for a minor projection that has been sympathetically designed and sited to ensure minimal impact on the neighbouring properties. It is not considered overbearing or overdevelopment.
Is there sufficient amenity space?	The propped extension will be replacing a small portion of the existing driveway to the front elevation. Given that there are no planned changes to the existing rear garden the application will not have a detrimental impact on the 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

Contamination

Are there any contaminated land issues?	No

Transport

Is access, parking and turning provision acceptable having regard to the Leicestershire Highway Design Guide?	Yes The existing parking spaces will be retained along with the existing double garage. Consequently, there will be no loss of parking should the application be permitted. The proposed works therefore comply with the required parking standards.

Natural environment

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	No
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?	N/A

Site visit

Has there been a site visit?	Yes A site visit was carried out on 14 October 2025

Additional Observations

The proposal is in keeping with the character of the surrounding area in terms of the design and scale and the suggested materials will match those of the existing dwelling.

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 application details, as follows:

   - Site Location Plan (received 25/09/2025)
   - Block Plan (received 25/09/2025)
   - Existing and Proposed Ground Floor Plans (received 25/09/2025)
   - Existing and Proposed Elevations (received 25/09/2025)

   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 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).

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.

2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

   Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

   Standing Advice valid from 1st January 2025 until 31st December 2026