

Demolition of existing nursery, and erection of building comprising children's nursery, and 5 residential apartments, together with associated parking, landscaping, bin and cycle store
8 Forest Road Coalville Leicestershire LE67 3SH

Report Item No
A3

Application Reference
23/00905/FUL

Grid Reference (E) 442616
Grid Reference (N) 313082

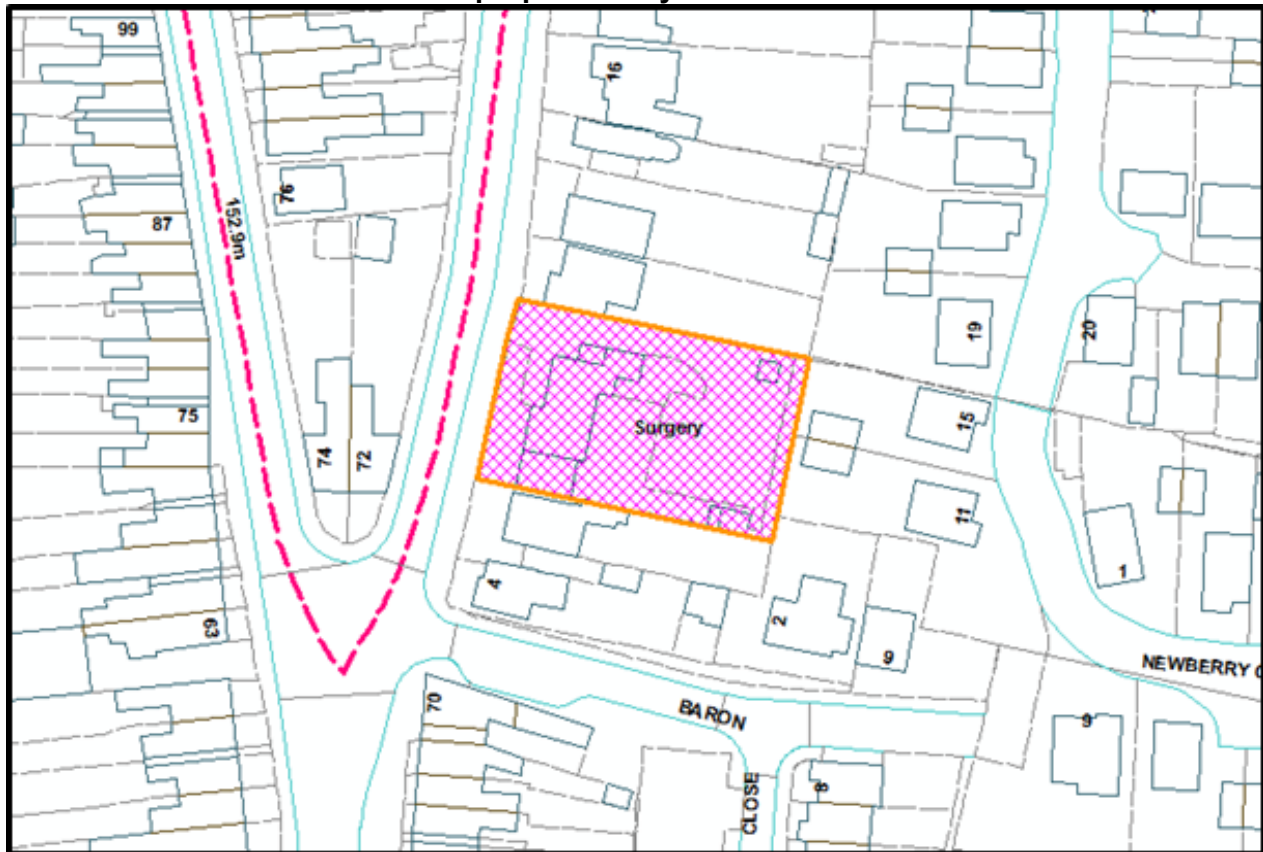
Date Registered:
18 July 2023
Consultation Expiry:
21 September 2023
8 Week Date:
8 December 2023
Extension of Time:
8 December 2023

Applicant:
Dr Tariq Gauhar

Case Officer:
Sarah Booth

Recommendation:
PERMIT

Site Location - Plan for indicative purposes only



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Reasons the case is called to the Planning Committee

The application is brought to Planning Committee at the request of Councillor Johnson due to Highway safety concerns and impacts on neighbouring properties.

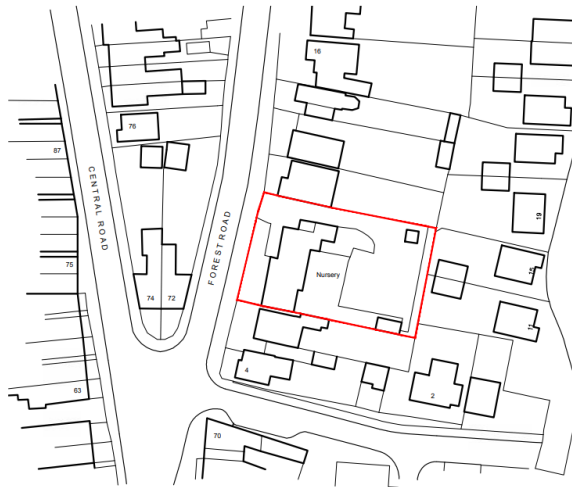
RECOMMENDATION - PERMIT, subject to the following conditions;

- 1 Standard time limit (3 years).
- 2 Approved Plans.
- 3 Materials details to be agreed.
- 4 Levels as per the submitted details.
- 5 Risk based land contamination assessment prior to commencement to be submitted, approved and implemented.
- 6 A verification investigation relating to the land contamination to be submitted prior to first use of the development for approval.
- 7 Noise Insulation Scheme to be submitted and agreed to prevent noise impacts on future occupants of the flats.
- 8 Hard and soft landscaping and boundary treatments and timescale for their implementation to be submitted and agreed prior to occupation. Replacement planting to be provided if any should die within 5 years.
- 9 Tree protection measures to be in place during construction.
- 10 Highways - Delivery of access arrangements in accordance with submitted plans.
- 11 Highways - Provision of 2m x 2m pedestrian visibility splays.
- 12 Highways - Provision of 2.4 x 43 metre visibility splays.
- 13 Highways - Delivery of off-street parking and turning arrangements in accordance with submitted plans.
- 14 Highways - Access management strategy and Travel Plan to be submitted and agreed.
- 15 Obscure glazing to be secured for the first floor windows and roof lights on the north and south side elevations of the proposed development.
- 16 To secure biodiversity enhancements e.g. Bird and bat boxes.

MAIN REPORT

1. Proposals and Background

The application seeks full planning permission at 8 Forest Road Coalville for the demolition of an existing nursery and erection of a new building comprising of a children's nursery and 5 residential apartments. The development also includes associated parking, landscaping and bin and cycle storage. The site location plan is included below.



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01 SITE LOCATION PLAN 1:1250

The existing building is a mid-twentieth century two storey rendered property with uPVC windows, chimneys and a tiled, hipped roof. There are some two and single storey projecting parts to the front elevation including a single storey front bay window.



To the northern side of the property is an access driveway leading to the nursery's car parking at the rear of the property. There is also a timber-clad side extension attached to the northern side of the existing building.



The building is currently occupied by the Den Farmside nursery. To the rear of the building is an external play area, two outbuildings and car parking. The topography of the site is relatively flat, with a modest 0.5m fall from Forest Road towards the eastern boundary.

Details of the proposed development are shown below.



01 FRONT ELEVATION



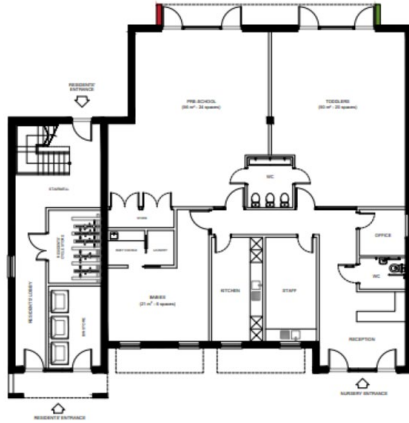
01 SIDE ELEVATION (SOUTH)



02 REAR ELEVATION



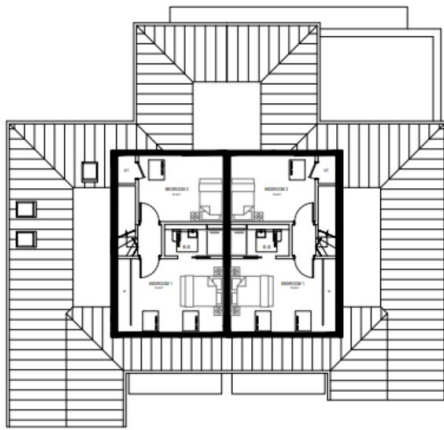
02 SIDE ELEVATION (NORTH)



01 GROUND FLOOR PLAN



01 FIRST FLOOR PLAN



01 SECOND FLOOR PLAN

Amended plans have been received during the application to include chimneys which reflect the design of the new building so that it would be more in keeping with the character of the area.

Relevant Planning History

22/01340/FUL Demolition of existing nursery, and erection of building comprising children's nursery, and 5 duplex apartments, together with associated bin and cycle store (Withdrawn 07.10.2022).

2. Publicity

9 Neighbours have been notified.
Site Notice displayed 24 July 2023.

3. Summary of Consultations and Representations Received

Hugglescote and Donington Le Heath Parish Council raise the following concerns:

- Highway safety.
- Insufficient parking.
- Lack of available drop off points for the nursery.
- Likely to lead to on-street parking problems / parking hazards.
- Traffic will be worse at peak times.
- Likely that most staff will need to drive to work, despite promotion of sustainable transport.
- The database used from the TRICS Consortium Ltd is not representative for this area and local data should be used.
- The car parking provision is less than that required by the Neighbourhood Plan.
- Not enough space for cars to enter the site.
- Lack of turning space.
- Overdevelopment of the site.
- Not in keeping with the street scene.
- Loss of privacy to neighbouring residents.
- No electric charging points.

NWLDC Urban Designer – Initially received advice to improve the design of the development. Amended plans were received which addressed the issues raised by the Urban Designer.

No objections subject to conditions:

County Highway Authority
 NWLDC Environmental Protection
 NWLDC Tree Officer
 LCC Ecology

No comments received:

LCC Fire and Rescue
 NWLDC Waste Service

Third Party Representations

Two letters of neighbour representation have been received raising objection on the following grounds:

Grounds of objection	Description of Impact
Residential Amenity	Impacts on No.6 Forest Road.
	Too close to the boundary with No.6 Forest Road.
	Loss of privacy to No.6 Forest Road and No.11 Newberry Close.
	Noise and disturbance.
	The bedroom window to R4 will overlook No.6 Forest Road.
	Overlooking of rooflight for No.6 Forest Road.
	Loss of existing trees will reduce privacy.

	Noise from parking next to boundary with No.11 Newberry Close.
	Loss of security to No.11 Newberry Close due to loss of trees.
	Incompatible uses between the nursery and residential uses.
Highway Safety	Traffic.
	Insufficient parking provision for flats and nursery.
	Exacerbating existing on-street parking problems in the area.
	Problems with nursery traffic and traffic associated with the flats all leaving at peak times.
	Hazardous parked cars.
	No pedestrian footpath for access drive.
	Health and safety.
	The access drive is too narrow.
Ecology	Loss of vegetation / biodiversity/ wildlife corridor.
Design	Overdevelopment of the site.
	No residential amenity space for the new flats.
Non Material Planning Matters	Reduction in neighbour's property prices.

4. Relevant Planning Policy

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The following sections of the NPPF are considered relevant to the determination of this application:

Paragraphs 8, 11 (Achieving sustainable development)

Paragraphs 55 and 56 (Planning conditions and obligations);

Paragraphs 60, 61, 62, 69, 74, 75 and 77 (Delivering a sufficient supply of homes);

Paragraph 86 (Ensuring the vitality of town centres);

Paragraph 93 (Promoting healthy and safe communities);

Paragraph 100 (Promoting healthy and safe communities);

Paragraphs 104, 107, 110, 111 and 112 (Promoting sustainable transport);

Paragraphs 124, 127(Requiring good design);

Paragraphs 119, 120, 124 and 125 (Making effective use of land);

Paragraphs 148, 150, 153 and 163 (Meeting the challenge of climate change)

Paragraphs 174, 180, 182, 183, 184, 185, 186 and 187 (Conserving and enhancing the natural environment)

Adopted North West Leicestershire Local Plan (2021)

The North West Leicestershire Local Plan forms part of the development plan and the following policies of the Local Plan are relevant to the determination of the application:

S2 - Settlement Hierarchy
D1 - Design of New Development
D2 - Amenity
IF1 - Development and Infrastructure
IF4 - Transport Infrastructure and New Development
IF7 - Parking Provision and New Development
En1 - Nature Conservation
En3 - The National Forest
Cc2 - Water - Flood Risk
Cc3 - Sustainable Drainage Systems

Hugglescote and Donington le Heath Neighbourhood Plan

Policy G1: Limits to Development
Policy G3: Design
Policy CF1: Community Facilities and Amenities
Policy Env 6: Biodiversity and Habitat Connectivity

Other Policies/Guidance

National Planning Practice Guidance
Leicestershire Highways Design Guide (LHDG)
Leicestershire Highway Requirements for development (HRfD)
Good Design SPD (2017)

5. Assessment

Principle of Development

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the Development Plan which, in this instance, comprises the adopted North West Leicestershire Local Plan (2021).

The application site is located within the Hugglescote St Mary's Ward and this area is located within the Coalville Urban Area according to Policy S2 of the adopted Local Plan. Policy S2 states that this area has an extensive range of services and facilities, and new development is supported in principle in this location. The site is located within the Limits to Development, as per the adopted Local Plan and, therefore there is no objection in principle to this application.

Policy G1 of the Hugglescote and Donington le Heath Neighbourhood Plan also supports development such as this in principle, as it would be located within Limits to Development.

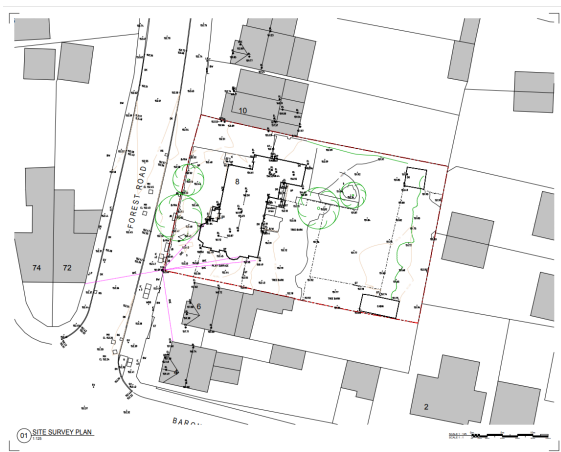
In respect of the proposed demolition, the existing building is of no architectural or heritage significance and there is no objection in principle to its demolition.

Impacts on Amenity

Policy D2 of the Local Plan (2021) requires that proposals for development should be designed to minimise their impact on the amenity and quiet enjoyment of both existing and future residents within the development and close to it.

Neighbour and Parish Council objections have been received with regard to impacts on neighbouring properties, these matters will be considered in this section below.

The application site is located within a primarily residential area with residential properties surrounding the site. The adjacent properties to the site consist of No.6 Forest Road to the South, No.10 Forest Road to the north and No. 10 and 11 Newberry Close to the rear (east) of the application site.



Existing site plan



Proposed site plan

The Closest neighbour to the front of the site is No.72 Central Road, Hugglescote. The application proposal would face towards the rear garden of that neighbouring property. Given the application site is separated from No.72 Central Road by a 17 metre gap, and the intervening public highway, it is not considered that this neighbour would be adversely affected by the proposed development.

The Parish Council and neighbours have raised objections that there would be a loss of privacy to neighbouring residents as a result of this development. It is noted that the development would be closer to some neighbouring boundaries than the current building and the new flats would add a residential use to the site. Some of the existing screening would also be lost by the removal of existing trees. Notwithstanding this the rear elevation of the proposal would be at least 20 metres from the rear boundary of the site which would provide a more and acceptable separation distance between the proposal and No. 11 Newberry Close. This would accord with the guidance in the Council's Good Design SPD.

Neighbours have also objected due to a loss of privacy and security to their properties due to removal of various trees on site which would make the neighbour's garden more accessible to potential intruders. Notwithstanding this there are no tree preservation orders on site and none of the trees would be worthy of a tree preservation order for their retention. As such the applicant could remove the trees without requiring permission from the Local Planning Authority.

The neighbours for the adjacent site at No.6 Forest Road have objected on the grounds that the new flats would overlook their property, particularly a lower level rooflight. It is noted that there are first floor side facing windows on both side elevations which could have the potential to overlook the adjacent neighbours. As these windows both serve bathrooms it is recommended that these are conditioned to be obscure glazed and non-opening below an internal floor height of 1.7 metres. This condition would prevent any adverse overlooking impacts from the side facing windows. With regard to windows on the rear elevation of the new building this relationship is similar in nature to that of a semi-detached property and is not considered to result in direct overlooking of the adjacent neighbour. As such it is not considered that the development would have any detrimental overlooking impacts on the neighbouring properties.

Neighbours have objected due to potential noise impacts from the proposed development particularly regarding impacts on No.6 Forest Road and No.11 Newberry Close. Environmental Protection have been consulted on the application and this matter has been discussed with them. Given that the new development would be sited in a similar layout to that of the existing building, with the outdoor play area and parking being provided in roughly the same locations, they do not consider that there would be any harmful noise impacts beyond the existing development.

Neighbours have also commented that the two nursery and residential uses in the new building could be Incompatible with each other. Environmental Protection have advised that a condition should be secured to ensure that adequate noise insulation is installed between the nursery and the new flats to prevent adverse noise impacts between the two uses. It is recommended that this condition should be attached if permission is forthcoming. It is also highlighted that any purchaser or renter of the flats would also be aware of the nursery use within the building and the potential noise and disturbance that it might create.

Neighbour concerns have been raised with regard to a lack of provision for residential amenity space for the private flats. It is noted that none of the flats would be provided with private outdoor residential amenity space. Neighbours therefore consider that this would not conform to national design and wellbeing standards and would not accord with the guidance in the Council's Good Design Guide Supplementary Planning Document (SPD). Notwithstanding this, there are no Local Plan or Neighbourhood Plan policies that compulsorily require a set amount of amenity space per unit. Whilst the Good Design SPD recommends that amenity space be provided this is best practice and not always possible in every scenario and it is not considered that this matter alone would be sufficient justification for refusal of the application. It is also noted that there are other examples of local flats without any amenity space in the wider area. Furthermore there are also some local allotments and parks within a 10 minute walk of the application site, which the residents could use if they wanted to. On that basis it is not considered that the application could be successfully refused on this basis.

The building has been carefully positioned so that it would comply with the 45 degree lines from the adjacent neighbouring dwellings. It is considered that the proposal would not result in any overshadowing or loss of light to neighbouring properties.

Neighbours also consider that the development would result in overdevelopment of the site. Whilst the proposal would be larger in scale than the current building this would not be a substantial increase in size. It is considered that the proposal would be similar in form to that of the existing building. It would also maintain suitable separation distances from neighbouring properties and therefore is not considered to lead to any adverse overbearing impacts.

In view of the above it is considered that the proposal overall would not result in any significant detrimental impacts on amenity. Therefore, the proposal is considered to be in accordance with Policy D2 of the adopted Local Plan, Policy G3 of the Hugglescote and Donington le Heath Neighbourhood Plan, the Council's Good Design SPD, and relevant sections of the NPPF.

Design and Visual Impact

Policy D1 of the Local Plan (2021) requires that all developments be based upon a robust opportunities and constraints assessment and be informed by a comprehensive site and contextual appraisal. It also requires that new non-residential developments must positively address the Council's place making principles to respond to the site's context. Policy G3 of the Neighbourhood Plan requires that development proposals reflect the character and context of existing developments in the Neighbourhood Area. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from this context.

The site context is defined primarily by residential development with Forest Road having an eclectic mix of styles, although most properties date from the late 19th century and early 20th century.



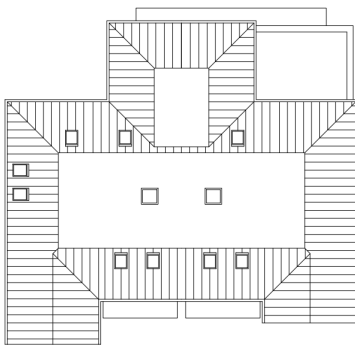
View looking north along Forest Road



View looking south along Forest Road

The existing building to be demolished is not listed or locally listed and in terms of its overall appearance it is not of architectural importance and there is no objection to it being removed as it is not worthy of retention. The existing property has a hipped roof which is at odds with the gable roof design of the adjacent properties but is still in keeping with the prevailing character of the wider area. The proposed new building would maintain a hip roof which would help to reduce the overall massing of the development.

The application proposes an asymmetrical building comprising two projecting gables with a recessed central section. The roof would be shallower, and the proposal is deeper than the current building, however the overall height has been kept similar through employing a flat section of roof.



The Council's Urban designer has provided comments on the application commenting that chimneys should be added to the proposal. Amended plans have now been received to include chimneys in the design so that this would be more in keeping with the character of the area.

The Parish Council consider that the development would not be in keeping with the street scene. The proposal seeks permission for a slightly more contemporary style building but some traditional features such as chimneys have been included. The proposed development would be externally faced in a combination of render and brick on the front with some timber cladding also being proposed to the rear. The front elevation would have a distinctive asymmetrical façade.

The Parish Council and neighbours have raised concerns that the proposal would result in overdevelopment of the site. The property would have three storeys in total with some accommodation being provided in the roof space however the overall proportions would have a two storey appearance. The building to plot ratio would be fairly similar to that of the existing arrangements on site. Overall, it is considered that the scale and proportions are acceptable having regard for the site and surrounding context.

The submitted streetscene drawing below shows that the new building would also have a comparable height to that of the adjacent properties.



The combination of hip and gable roofs, whilst different to the adjacent properties, would reflect design characteristics of other properties in the street scene. Whilst the appearance would look slightly more modern compared to the surrounding properties Policy G3 of the Neighbourhood Plan supports contemporary interventions and additions to the neighbourhood area.

Having regard for the scale of the proposal and the existing site context as described above, it is not considered that the proposal would erode the character and appearance of the area.

Overall, taking the above into account, it is considered that the scheme is appropriate and would comply with Policy D1 of the adopted Local Plan and Policy G3 of the Hugglescote and Donington le Heath Neighbourhood Plan and the NPPF.

Highway safety

Objections have been received from both the Parish Council and neighbours regarding highways safety particularly regarding concerns about insufficient parking and traffic. All highways related concerns will be considered in the section below

Policy IF4 of the Local Plan (2021) requires that development takes account of the impact upon the highway network and the environment, including climate change, and incorporates safe and accessible connections to the transport network to enable travel choice, including by non-car modes, for residents, businesses, and employees. Policy IF7 of the Local Plan (2021) requires that development incorporate adequate parking provision for vehicles and cycles to avoid highway safety problems and to minimise the impact upon the local environment. The Leicestershire Highways Design Guide (LHDG) provides guidance on the standards expected for access, parking, and manoeuvrability. The County Highway Authority (CHA) has been consulted in connection with the application.



The site is located on Forest Road, a Class C Road subject to a 30mph speed limit. The eastern side of Forest Road is subject to parking restrictions as shown above with some on street parking available on the western side.

Site Access

The proposed site plan below demonstrates an access width of 5.8m (narrowing to 5.5 within the site) with inward opening gates, set back approximately 5.5m from the highway boundary.



The CHA has advised in this instance that they have considered this application against the criteria listed under Figure DG17 of Part 3 of the LHDG (Unadopted shared drive serving up to 25 dwellings). This requires a minimum access width of 4.8 metres. The CHA has also noted that the site's access is an existing situation. As such the CHA considers the proposed access to be acceptable.

The CHA has undertaken its own assessment of the achievable visibility splays at the site and the CHA are satisfied that adequate visibility is achievable at the site access in accordance with Table DG4 of Part 3 of the LHDG.

The above drawing also proposes a 2m x 2m pedestrian visibility splays. The CHA has highlighted that the splay furthest north of the site would fall within third party land, however the CHA does acknowledge that the site access in its current form is an existing situation. The CHA remains of the assumption that the required visibility is achievable within the applicant's site boundary in accordance with the LHDG. As such the CHA are satisfied with the pedestrian visibility splays and they recommend that these are secured by way of planning condition.

Trip Generation

The submitted details state that the proposal would accommodate 6 babies, 20 toddlers and 24 pre-school children and proposes to employ eight members of staff. Paragraph 1.14 of the submitted Highways information confirms that the existing operator of the nursery identified the current number of children was 55.

The Parish Council has raised concerns that the database used from the TRICS Consortium Ltd is not representative for this area and that local data should be used. This query has been raised with the CHA who have advised that a TRICS assessment was not the method undertaken in this instance. This was because this development was not of a large enough scale to meet the threshold to require a TRICS assessment. For this application the applicant has undertaken a 'first principles approach' which uses trip generation data from a comparable site. In this case the applicant has used the existing sites trip generation which the CHA has considered to be an even more robust method given the sites current use and numbers. As such the CHA are satisfied with the trip generation figures provided.

Based on the above the submitted trip generation details are considered to be acceptable.

Parking

The Parish Council has raised concerns, along with members of the public, that there would be insufficient parking and a lack of safe drop off areas for the proposed development. The objections also refer to the potential for the development to exacerbate existing on- street parking problems and could create parking hazards in the area. These concerns will be considered below.

The Parish Council has highlighted that there are fewer parking spaces than required under the Hugglescote and Donington le Heath Neighbourhood Plan, Policy G3 which states;

Adequate off-road parking should be provided as a minimum of two car parking spaces for properties with three bedrooms or less and three car parking spaces for four bedrooms or more, in line with Highways standards.

The above parking guidance criteria from the Neighbourhood Plan is also consistent with the same advice within the County Highways LHDG.

The proposed site plan shows a parking layout (as per the drawing above) comprising 14 spaces in total. This would provide one space per apartment and nine spaces for use by the nursery. Paragraph 1.15 of the applicants submitted Highways and Transport Technical Note states that not all nine spaces would be required for staff parking and a proportion of the spaces could be used for coordinated drop-off and collections of children.

The CHA has reviewed the above parking layout in accordance with the parking standards as outlined within the Highway Requirements for development (HRfD) Part 4 which notes for the proposed use as a day nursery, typically, spaces should be provided based on 'One car space per member of staff plus one additional space to allow for shift changes.' Paragraph 1.14 of the submitted Highways and Transport Technical Note states that 8 members of staff are proposed. On that basis the CHA considers that the overall parking proposal is therefore acceptable.

A request has been made from the Ward Councillor that the nursery should be conditioned so that there could not be an increase in the number of children or staff at the nursery without first applying for permission. It is noted that no such condition has been requested by the County Highway Authority. Having considered this it is likely that the condition would be unreasonable and unenforceable and therefore would not meet the conditions tests as per paragraph 56 of the NPPF.

The CHA welcomes the applicant's suggestion that some spaces will be used to facilitate drop off and collection arrangements. They also support the applicant's suggestion of a parking and access management strategy and Travel Plan, and it is recommended to secure that by condition.

The CHA has noted the existing situation at the site that there is no existing formal drop off and collection arrangements. They have also taken account of the existing nursery capacity, together with the formal parking layout as per the above drawing which would be considered a betterment when noting that presently, the site only provides seven informal parking spaces (as per paragraph 1.15 of the revised TN). The CHA also acknowledges that surrounding the site on Forest Road, on-street parking does regularly occur where parking is unrestricted, therefore limited on-street parking is also available. HRfD also does not specify parking standards for

customers, therefore on this basis, having considered all the above, it would therefore be unreasonable for the CHA to insist on any additional parking measures such as those suggested above, the CHA is satisfied that adequate parking is proposed in general accordance with the LHDG.

The Parish Council has also highlighted that no electric charging points are being provided in this application. Policy G3 of the Neighbourhood Plan states that development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible, and convenient locations. Whilst none are being proposed through this planning application, the proposed car park provides space away from the public highway for electric vehicles and the chargers will need to be provided by the applicant to meet the mandatory requirements for them under the Building Regulations legislation. Therefore despite the chargers not being proposed as part of this scheme which is a requirement of the neighbourhood plan, they are captured and will have to be provided on site through other legislation.

Whilst the proposal would not wholly accord with Policy G3 of the Hugglescote and Donington le Heath Neighbourhood Plan, given a lack of objection from the County Highway Authority and no concerns raised by the CHA regarding highway safety matters and the fact that the electric vehicle chargers will be captured through the Building Regulations process, it is not considered that a reason for refusal could be reasonably substantiated on this basis. Overall, the application is considered to be in accordance with the wider aims of the Leicestershire Highway Design Guide and the application is considered to be acceptable when having regard to Local Plan Policies IF4 and IF7 as well as the guidance set out within the NPPF.

Ecology

Neighbour concerns have been received regarding the loss of vegetation and biodiversity and impacts on wildlife. These matters will be considered further below.

Policy En1 of the Local Plan supports proposals that conserve, restore or enhance the biodiversity of the district.

The County Ecologist has advised that there are no identified protected species or designated sites within the locality. The County Ecologist has advised that the Bat Survey report completed by Stefan Bodnar dated May 2022 is acceptable. The assessment did not identify any potential for roosting bats within the existing building and therefore no further surveys are deemed necessary. There was also no evidence of nesting birds observed. The report makes recommendations for biodiversity enhancements such as bird and bat boxes and it is recommended that these are secured by condition if the scheme is approved.

Whilst the mandatory requirement for 10 percent Biodiversity Net Gain has not yet been enacted through the Environment Bill (expected April 2024 for non-major applications), paragraph 174(d) of the NPPF sets out a requirement to minimise impacts on and provide net gains for biodiversity. Whilst no metric calculations have been provided the proposed development would be largely sited on existing hardstanding and as such the site would be of low biodiversity value. Notwithstanding this, it is noted that some additional landscaping would be planted which would help to replace some of the trees removed by the current proposal. Bird and bat boxes would also be provided to help provide further biodiversity mitigation.

Having considered the nature of the proposal and the scale of the development, it is considered that the application would not result in any unacceptable ecology impacts. Subject to the

conditions referred to above being secured the application is considered to accord with Local Plan Policy En1 and ENV2 of the Hugglescote and Donington le Heath Neighbourhood Plan.

Trees

Concerns have been raised by members of the public regarding the loss of trees on site. The Council's Tree Officer has been consulted on the application and has advised that none of the existing trees on site are of any outstanding arboricultural merit.

The two Cherry trees on the front roadside boundary are to be retained with the existing adjacent surfacing to be replaced with new soft landscaping. The proposed temporary protection measures for these two trees are acceptable. All other trees towards the rear of site (a Spruce, Birch, Sycamore, and an overgrown Cypress hedge) are to be removed. None of these are of significant benefit to public amenity and so the loss would be mitigated through new tree planting.

The proposed site plan includes indicative new tree planting. This is acceptable in principle, but further details for the tree species and planting specification is required, along with a more detailed specification for all the new landscaping for the development. Therefore if permission is granted it is recommended that a landscaping condition should be attached to secure specific details.

It is also recommended to secure protection measures during construction for the trees being retained.

In view of the above it is considered that the proposed development would be acceptable in respect of impacts on existing trees to be retained and would comply with Policies En1 of the adopted Local Plan.

Conclusion

In conclusion, the site lies within the Limits to Development where the principle of development is considered acceptable. The proposal does not give rise to any detrimental impacts regarding residential amenity, design and visual amenities, ecology, trees, or highway safety.

There are no other relevant material planning considerations that indicate planning permission should not be granted. Overall, the proposal is deemed to comply with the relevant policies in the adopted Local Plan, the Hugglescote and Donington le Heath Neighbourhood Plan, the Council's Good Design SPD, and the overarching guidance in the NPPF. Accordingly, the application is recommended for planning permission, subject to the suggested planning conditions.