

Demolition of existing single storey rear extension and erection of a two storey rear extension and single storey rear extensions, outside kitchen and pergola. Alterations to front windows, replacement windows and replacement front porch. Extension to existing outbuilding to form home gym. Landscaping to include provision of retaining walls.

Blackberry Cottage , Moira Road, Shellbrook,
Ashby De La Zouch. LE65 2TU

Grid Reference (E) 434063
Grid Reference (N) 316584

Applicant:
Mr John Gillespie

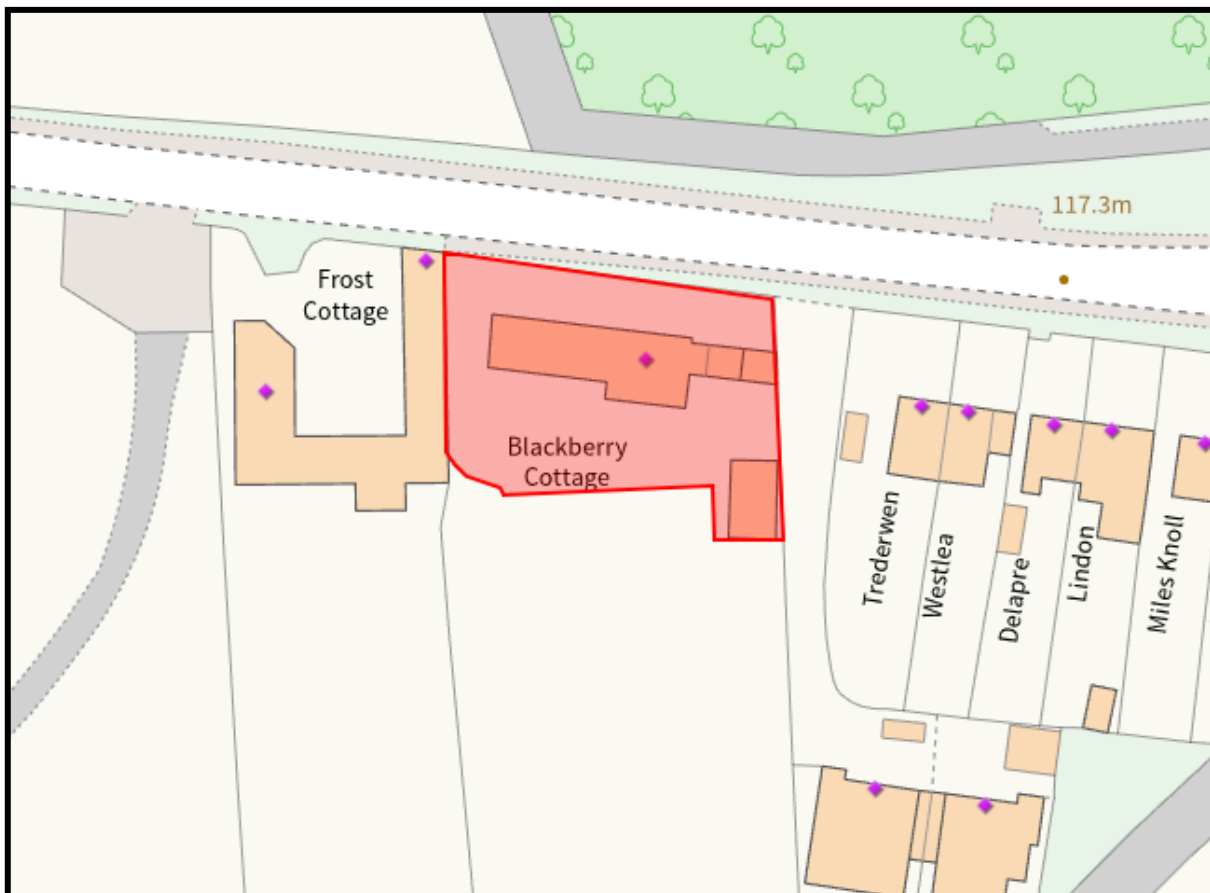
Case Officer:
Anna Edwards

Recommendation:
PERMIT

Report Item No
A2
Application Reference:
25/00711/FUL

Date Registered:
19 May 2025
Consultation Expiry:
27 August 2025
Determination Date:
12 September 2025
Extension of Time:
12 September 2025

Site Location



Reason the case is called to the Planning Committee:

The application is brought to the Planning Committee for determination under the requirement of the constitution as the agent for this scheme is related to an Elected Member of the Council and objections have been received in relation to the application.

RECOMMENDATION - PERMIT, subject to the following conditions and subject to no contrary observations from the Lead Local Flood Authority (LLFA):

- 1 Standard time limit (3 years)
- 2 Approved Plans
- 3 Materials as specified
- 4 Obscurely glazed west facing roof lights
- 5 Soakaway
- 6 Soft Landscaping
- 7 Tree protection
- 8 Levels plans

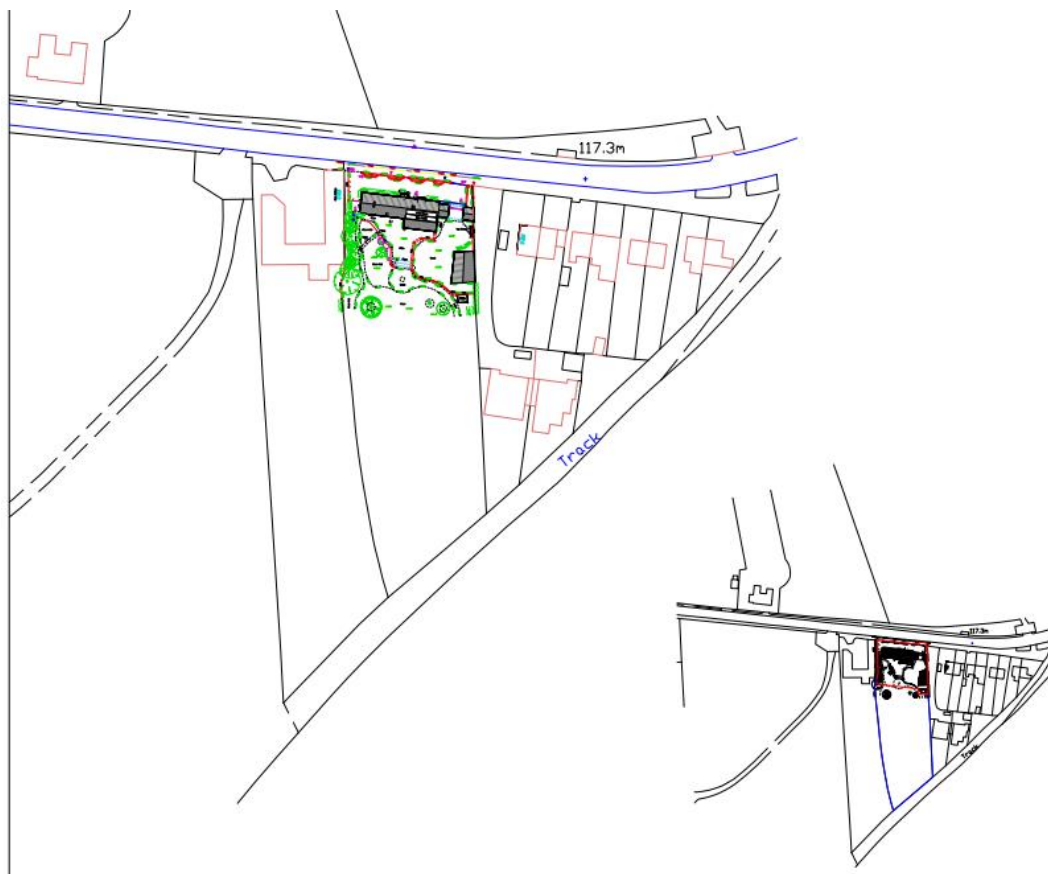
MAIN REPORT

1. Proposals and Background

Planning permission is sought for the demolition of existing single storey rear extension and erection of a two storey rear extension and single storey rear extensions, outside kitchen and pergola. The proposals include alterations to front windows, replacement windows and a replacement front porch. An extension to an existing outbuilding to form a home gym and landscaping to include the provision of retaining walls are also proposed at Blackberry Cottage, Moira Road, Shellbrook, Ashby.

The application site comprises a two-storey detached dwelling with four bedrooms, located on the southern side of Moira Road, Shellbrook, Ashby. The property is set back from the highway and benefits from off-street parking to the rear. The dwelling is of traditional linear form and occupies a generously sized plot within a semi-rural setting.

Location Plan



Aerial Image of Site Location- for indicative purposes only



Photos of the site are shown on the following pages.

Site Photos:

Front



Rear



Rear - Outbuilding (East)

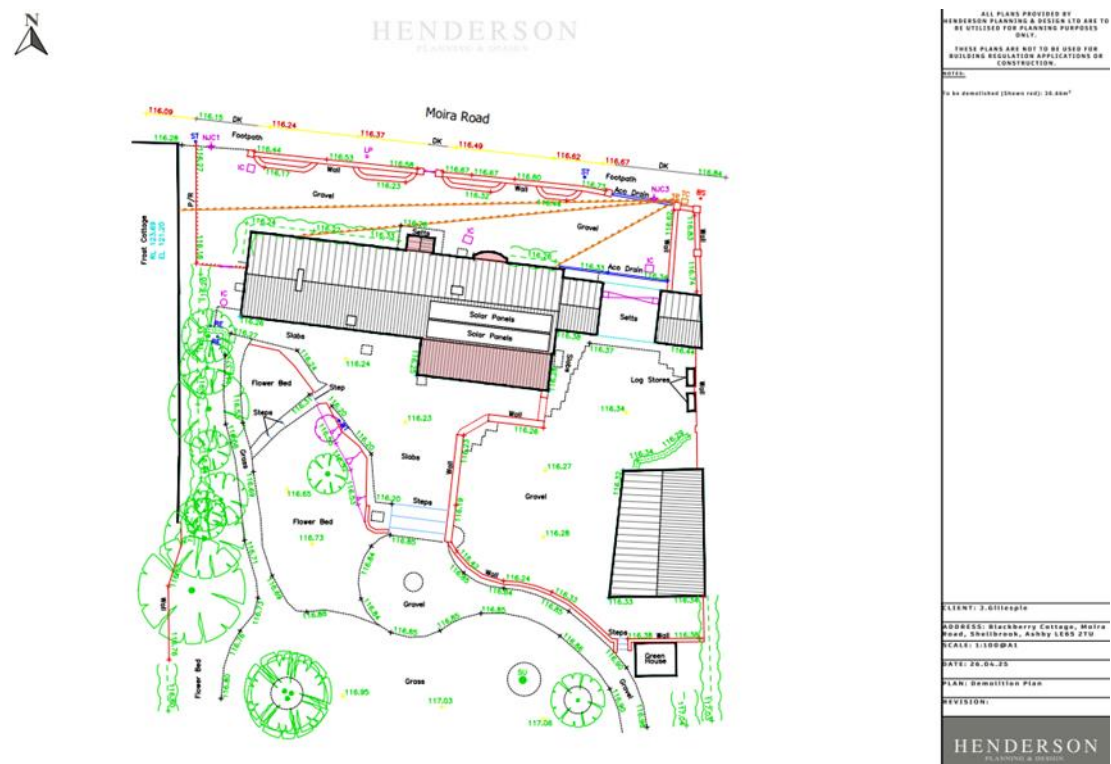


Rear - West



The existing and proposed site layouts are shown on the two plans below:

Existing Site Plan



Proposed Site Plan



The site is located outside the Limits to Development, as defined by the Policy Map to the adopted Local Plan (2021).

Amended plans were sought and received during the course of the application to show replacement tree planting to mitigate the loss of four trees on site and adequate tree protection during construction. The proposed replacement trees would be positioned to ensure that the west side screening on site is maintained.

Precise details and measurements of the proposals are available to view on the submitted plans on the Council's website.

There is no recent relevant planning history.

2. Publicity

4 Neighbours have been notified.
Site Notice displayed 30 May 2025.

3. Summary of Consultations and Representations Received

No objections from:

NWLDC - Tree Officer
NWLDC - Environmental Protection
Ashby de la Zouch Town Council

Third Party Representations

The following summary of responses is provided.

Two letters of representation objecting to the application have been received. The issues raised are summarised in the table below:

Note: Re-consultation was undertaken following submission of the amended Proposed Site Plan (Rev C) received on 8th August 2025 which shows replacement tree planting to mitigate the loss of 4 no. trees on site. The replacement trees would be positioned such as to maintain the existing screening between the subject property and the neighbouring property to the west. No further objection letters have been received.

Grounds of objection	Description of impact
Residential Amenity Impacts	The extension includes a fully glazed west-facing elevation which would directly overlook and directly affect the privacy and enjoyment of the neighbouring property,

	<p>especially the decking area, resulting in a perceived loss of privacy.</p> <p>The current boundary treatment (mature trees) may not provide reliable long-term screening and cannot be relied upon to mitigate overlooking in perpetuity. They may be removed, damaged, or pruned over time, reducing their effectiveness as a visual screen.</p> <p>The proposal introduces hard landscaping in place of existing vegetation, which would result in a more stark and overbearing visual relationship between neighbouring properties.</p>
Visual Amenity and Character of the Area	<p>Impact of tree removals on the visual amenity and landscape character of the area.</p> <p>The four trees proposed for removal are classified as Category C, this does not diminish their collective landscape value, especially in terms of boundary screening and visual amenity.</p>
Impact upon Trees	<p>The Arboricultural Impact Assessment (AIA) acknowledges development within the Root Protection Area (RPA) of Tree T008 (Category B2), raising concerns about long-term tree health and stability.</p> <p>The removal of trees without mitigation (e.g. replanting) is considered contrary to Policy.</p> <p>Cumulative effect of removing multiple trees has not been evaluated, and that their grouping enhances their landscape and ecological value.</p>
Biodiversity Net Gain	<p>The proposal lacks biodiversity net gain measures, including offset planting, inconsistent with the NPPF and NWLDC's 10% biodiversity net gain requirement.</p>
Other Matters	<p>Generally supportive of the property's modernisation and would support revisions that would reduce the depth of the extension</p>

	<p>or remove/reconfigure the glazed elevation to lessen the impact on their amenity.</p> <p>Request that the Council either refuse the extension in its current form or require modifications to address the concerns raised.</p>
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All responses from statutory consultees and third parties are available to view in full on the Council's website.

4. Relevant Planning Policy

National Planning Policy Framework (2024)

The following sections of the NPPF are considered relevant to the determination of this application:

Chapter 2. Achieving sustainable development
Chapter 4. Decision-making
Chapter 9. Promoting sustainable transport
Chapter 11. Making effective use of land
Chapter 12. Achieving well-designed places
Chapter 14. Meeting the challenge of climate change, flooding and coastal change
Chapter 15. Conserving and enhancing the natural environment

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:

S3 - Countryside
D1 - Design of New Development
D2 – Amenity
IF4 - Transport Infrastructure and New Development
IF7 - Parking provision and new development
En1 - Nature Conservation
En3 - National Forest
Cc2 - Water - Flood Risk
Cc3 - Water - Sustainable Drainage Systems

Adopted Ashby Neighbourhood Plan (2018)

The Ashby Neighbourhood Plan forms part of the development plan and the following policies of the Neighbourhood Plan are relevant to the determination of the application:

Policy S3 - Development Proposals Outside of the Limits to Development
Policy S4 - Design
Policy NE1 - Green Infrastructure and Biodiversity

Policy NE4 - Nature Conservation

Ashby de la Zouch Neighbourhood Plan Review: Submission Version (2025)

Ashby de la Zouch Town Council is formally reviewing its Neighbourhood Plan. The Examiner's Report for the Ashby Neighbourhood Plan Review has now been published. A date for the referendum is to be confirmed.

The following draft Neighbourhood Plan policies, incorporating the modifications recommended by the Examiner, are considered relevant to this application, and are considered to be afforded substantial weight in the determination of the application:

Policy G1 - Limits to Development

Policy G2 - Design

Policy ENV 4 - Sites and Features of Natural Environment Significance

Policy ENV 5 - Biodiversity and Habitat Connectivity

Adopted Leicestershire Minerals and Waste Local Plan (September 2019)

The Leicestershire Minerals and Waste Local Plan forms part of the development plan although there are not any policies within the plan that are relevant to the determination of the application.

Other Policies/Guidance

Planning Practice Guidance

Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System)

Leicestershire Highway Design Guidance

Good Design for North West Leicestershire SPD - April 2017

River Mease Water Quality Management Plan - August 2011

5. Assessment

Principle of Development

In accordance with the provision of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determination of the application is the Development Plan, which, in this instance, comprises the adopted North West Leicestershire Local Plan (2021), the adopted Ashby Neighbourhood Plan (2018) and the adopted Leicestershire Minerals and Waste Local Plan (2019).

The site is located outside the Limits to Development, as defined by the Policy Map to the adopted Local Plan (2021).

Accordingly, the scheme is considered to be in accordance with Policy S3 criterion (h); which relates to the extension and replacement of dwellings. Policy S3 states that development in accordance with criteria a-s would be supported, subject to satisfying criteria i-vi as set out below:

(i) The appearance and character of the landscape, including its historic character and features such as biodiversity, views, settlement pattern...

For the reasons discussed in the design section of this report, it is considered that the appearance and character of the landscape would be safeguarded.

(ii) It does not undermine, either individually or cumulatively with existing or proposed development, the physical and perceived separation and open undeveloped character between nearby settlements...

(iii) it does not create or exacerbate ribbon development

The site does not create or exacerbate ribbon development, nor undermine the physical or perceived separation between nearby settlements.

(iv) built development is well integrated with existing development and existing buildings

For the reasons discussed in the design section of this report, it is considered that the appearance and character of the landscape would be safeguarded.

(v) the development will not seriously undermine the vitality and viability of existing town and local centres

Given the nature of the proposal, this criterion is not considered to be relevant.

(vi) the proposed development is accessible, or will be made accessible by a range of sustainable transport.

Given the nature of the proposal, it would not lead to an increase in vehicular movements and therefore does not need to be accessible, or to be made accessible by a range of sustainable transport.

It is therefore considered that the application would accord with the provisions of Policy S3 of the adopted Local Plan and Policy S3 of the Ashby Neighbourhood Plan. In summary, the principle of development is considered to be acceptable, subject to all other planning matters being addressed.

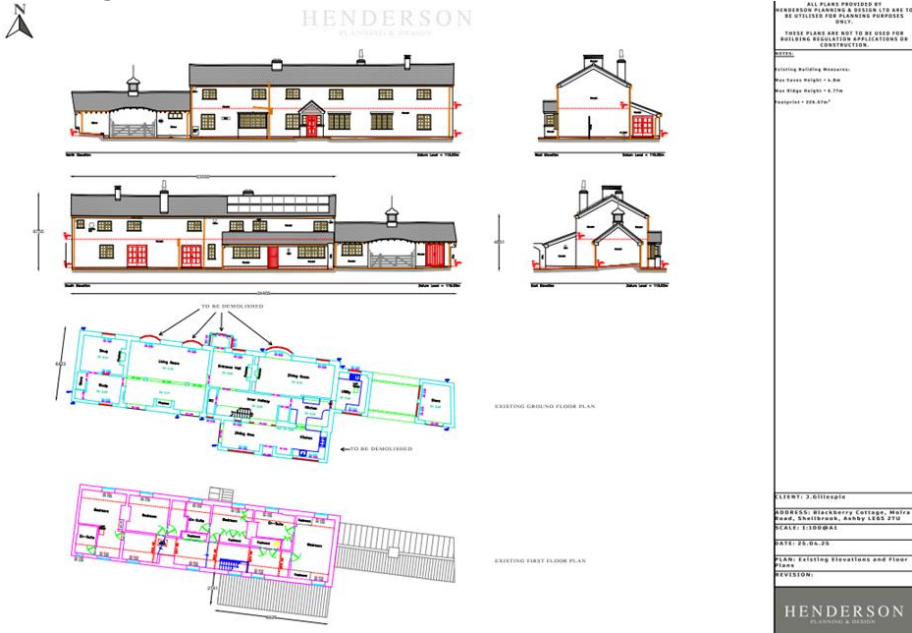
Design and Scale

The existing dwelling is of a traditional, linear form and occupies a generously sized plot. The proposed development introduces a contemporary design approach to the rear, incorporating feature glazed gable ends that provide a modern contrast while remaining subservient to the host dwelling.

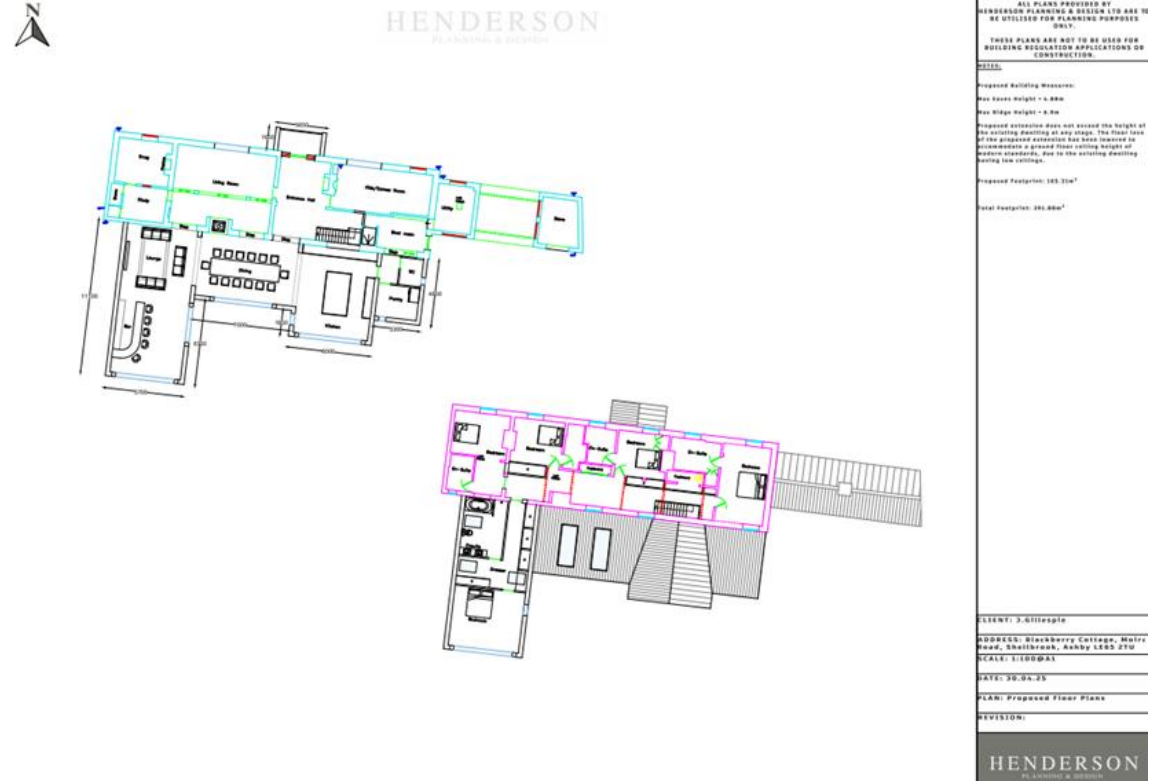
To the front, the traditional character of the property would be preserved through the use of replacement and new window openings that reflect the existing style and proportions. The proposed replacement porch, outdoor kitchen, pergola, landscaping works, retaining walls, and the extension to the existing outbuilding are all considered to be of an appropriate scale and design. These elements are sympathetic to the character of the host dwelling and the wider setting and would not result in harm to the visual amenity of the area.

The plans below show the existing and proposed floor plans and elevations of the dwelling, along with the details of the outside kitchen, pergola, outbuilding and retaining wall.

Existing Floor Plans and Elevations



Proposed Floor Plans



Proposed Elevations



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NOTES:

Proposed Building Measures:

Max Eaves Height - 4.88m

Max Ridge Height - 5.7m

Proposed extension does not exceed the height of
the existing dwelling at any stage. The floor level
of the proposed extension has been lowered to
accommodate a ground floor ceiling height of
2.40m (standard), due to the existing dwelling
having low ceilings.

Proposed Footprint:

643.31m²

Total Footprint: 393.88m²

CLIENT: J. Gillespie

ADDRESS: Blackberry Cottage, Melin

Road, Shellbrook, Ashby LE65 2TU

SCALE: 1:100@A1

DATE: 30.04.25

PLAN: Proposed Elevations

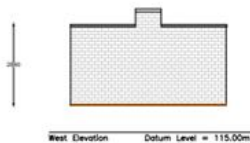
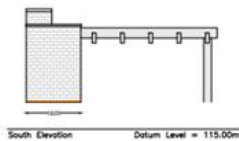
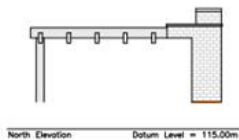
REVISION:

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Outside Kitchen and Pergola Plans



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NOTES:

Proposed Outdoor Kitchen & Timber Pergola.

CLIENT: J. Gillespie

ADDRESS: Blackberry Cottage, Melin

Road, Shellbrook, Ashby LE65 2TU

SCALE: 1:100@A1

DATE: 04.07.25

PLAN: Proposed Elevations & Floor
Plan

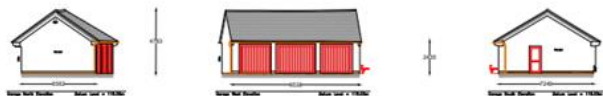
REVISION:

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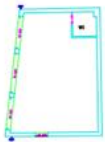
Outbuilding Plans



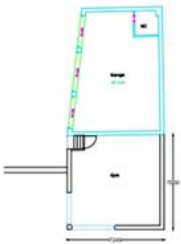
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EXISTING



PROPOSED



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EXISTING

Existing Building Measures:

Max Eaves Height = 2.5m

Max Ridge Height = 4.78m

Footprint = 63.87m²

Proposed Building Measures:

Max Eaves Height = 2.5m

Max Ridge Height = 4.78m

Proposed Footprint = 312.89m²

CLIENT: J. Gillespie

ADDRESS: Blackberry Cottage, Melra

Wood, Shetland, ARRY LENS 2TU

SCALE: 1:100@A1

DATE: 29.04.25

PLAN: Existing and Proposed

Garage/Gym

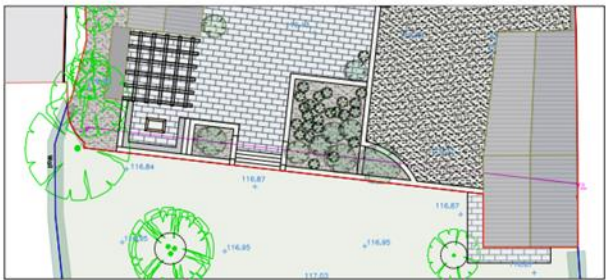
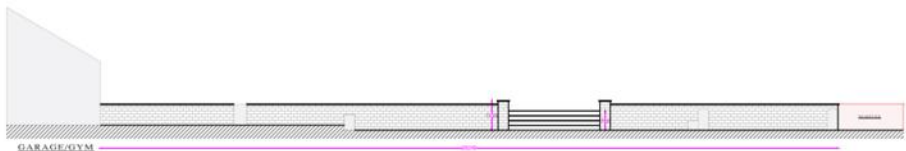
REVISION:

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Retaining Wall Plans



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CONSTRUCTION.

PROPOSED

Proposed Retaining Wall

Notes:

1. Reduction of retaining wall and seating area. Red

indicates section released

CLIENT: J. Gillespie

ADDRESS: Blackberry Cottage, Melra

Wood, Shetland, ARRY LENS 2TU

SCALE: 1:50@A1 & 1:100@A1

DATE: 09.07.25

PLAN: Proposed Retaining Wall

REVISION: A

HENDERSON
PLANNING & DESIGN

The proposed rear extensions, while subservient in scale to the host dwelling, would represent substantial additions and would significantly increase the overall footprint of the property. The two-storey rear element would project approximately 11.0 metres from the existing rear elevation and would measure 4.8 metres to the eaves and 6.9 metres to the ridge. The extensions would accommodate a master bedroom suite at first floor level, with the ground floor providing open-plan living accommodation, including kitchen, dining, and living areas, as well as a separate pantry and WC.

Although the proposed extensions would depart from the traditional linear form of the original dwelling, they would be located to the rear of the property and would have minimal visibility from the public realm. As such, the impact on the character and appearance of the street scene is considered to be limited.

The proposed extensions would be finished in off white render to match the existing dwellinghouse, lbstock red brick to single storey elements, dark grey UPVC windows, timber doors, timber surrounds to gable ends, timber framed front porch, and matching roof tiles. While this introduces some variation from the existing materials on site, the use of red brick and timber is consistent with materials found on neighbouring properties, including Frost Cottage. Furthermore, the use of timber is considered to positively reflect the site's location within the National Forest.

Overall, the design and scale of the proposed extensions are considered acceptable, with the materials and form responding appropriately to both the host dwelling and the wider context. Two graphic illustrations are shown below of how the dwelling would look if the proposed works are undertaken.

Graphic Illustration - Proposed front elevation



Graphic Illustration - Proposed rear elevation



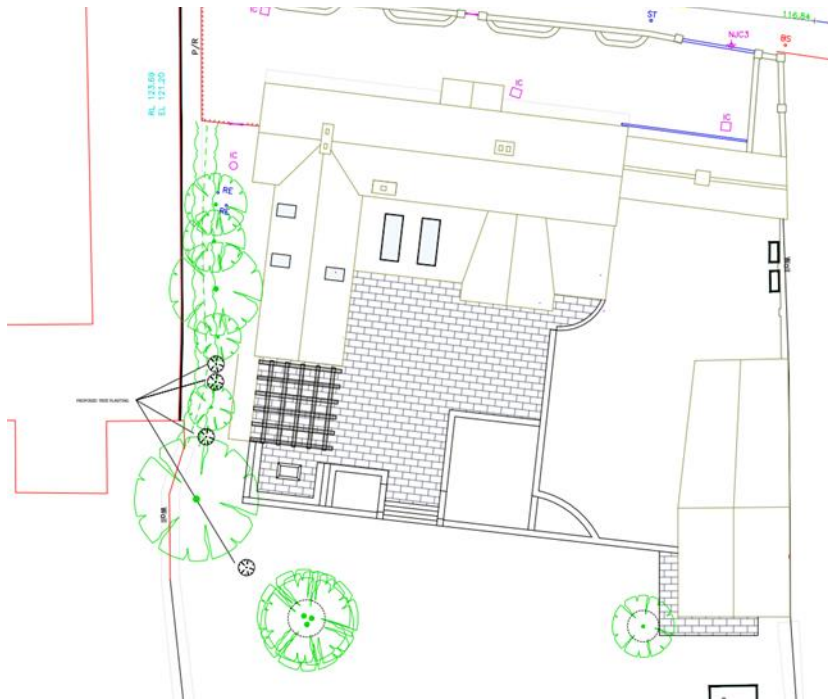
A neighbouring resident has raised concerns regarding the impact of tree removals on the visual amenity and landscape character of the area. The proposal includes the removal of four trees; three Cypress and one Birch. The trees are located to the rear of the site, within an existing group of trees that currently provides screening between the application site and the neighbouring property, Frost Cottage.

Amended plans indicate that these trees would be replaced with four new specimens (Red Robins) planted within the same group, thereby maintaining the screening function. None of the trees on site are subject to Tree Preservation Orders, and the site is not located within a Conservation Area.

The trees identified for removal are classified as 'Category C' (low quality) under BS 5837:2012, due to their poor condition, small size, or young age. Located within the rear garden, these trees have limited public visibility and are not considered to make a significant contribution to the wider landscape character or visual amenity of the area and are not considered to be worthy of protection.

The proposed replacement planting (shown on the plan on the following page) is considered appropriate and sufficient to mitigate the loss of existing vegetation. As such, it is not considered that the development would result in harm to the character or appearance of the area, the wider countryside, or the site's landscaping.

Replacement trees shown on Proposed Site Plan



The proposed development would result in a sizable two-storey dwelling within a countryside location. However, the extensions are considered to be of an acceptable design, size, and scale, and would be located within a generously sized plot. The siting of the extensions to the rear of the property, combined with their limited visibility from the public realm and the use of materials that are sympathetic to the surrounding area, ensures that the proposal would not have a detrimental impact on the street scene, the character of the surrounding area, or the wider countryside. As such, the proposal is considered to be in accordance with Policies S3, D1, and En3 of the adopted Local Plan, Policies S3 and S4 of the Ashby Neighbourhood Plan, the guidance contained within the Council's Good Design SPD, and the advice set out in the NPPF.

Impact upon Residential Amenity

Concerns have been raised by a neighbouring resident regarding the replacement of existing vegetation with hard landscaping, which they consider would result in a more stark and potentially overbearing relationship between Blackberry Cottage and adjacent properties. The proposal does include additional hard landscaping and comprises sizable two-storey and single-storey rear extensions.

To facilitate the development, four trees are proposed to be removed. However, these would be replaced with four new trees in similar positions to maintain the level of screening currently provided between the application site and Frost Cottage to the west. While the existing trees are not subject to statutory protection and could be removed without consent, their retention and replacement are considered beneficial in maintaining the boundary treatment.

In terms of potential overbearing and overshadowing impacts, the two-storey rear extension would project approximately 11.0 metres beyond the rear elevation of Blackberry Cottage. It would be set off the shared boundary with Frost Cottage by approximately 3.0 metres at its closest point, while the outdoor kitchen element would be located around 1.8 metres from the boundary.

Frost Cottage is oriented side-on to the highway, with its rear (east-facing) elevation adjacent to the proposed development. This elevation extends approximately 22.0 metres at two-storey level and a further 6.4 metres at single-storey level. It contains three ground floor windows and four first floor windows. One first floor bedroom window is located forward of the front elevation of Blackberry Cottage and would not be affected by the proposal. The remaining windows serve non-habitable rooms or are secondary in nature.

While the proposed two-storey element of the proposed extension would introduce a substantial built form near the boundary, it would not breach the 45-degree rule as set out in the Council's Good Design SPD. It would be positioned adjacent to the existing built form of Frost Cottage, and there would be no significant impact on the neighbouring windows. The pitched roof design, slight reduction to the eaves and ridge height, and the retention and replacement of boundary trees further mitigate potential impacts. As such, it is considered that the proposal would not result in significant overshadowing or overbearing impacts upon Frost Cottage.

With regard to neighbouring properties to the east ('Tredewen') and south-east ('Hollygate'), the elements of the proposal closest to these dwellings are of single-storey scale and are sufficiently distanced away. It is therefore considered that the development would not result in any significant overlooking, overshadowing, or overbearing impacts on these properties.

A further concern was raised regarding the fully glazed west-facing elevation of the proposed extension, which is said to directly overlook the neighbouring property at Frost Cottage and its decking area, potentially affecting privacy. It is noted that the glazed gable referred to here is south facing, not west facing. The west elevation is blank apart from 2 no. roof lights proposed. The existing rear (south-facing) windows of Blackberry Cottage are set back approximately 9.0 metres behind the two-storey east elevation of Frost Cottage and around 20.0 metres behind its single-storey southern additions. While the proposed glazed gable would be closer to Frost Cottage's rear amenity space, it is not considered to introduce unacceptable levels of overlooking beyond what is typical in a standard residential layout. Given the extensive rear garden at Frost Cottage and the presence of single-storey extensions that extend further south than the proposed development, it is considered that an acceptable level of privacy would be maintained and any overlooking impact upon Frost Cottage would not be so significant to warrant refusal of the application.

It is noted that the proposed two-storey rear extension includes two Velux roof lights on the west-facing roof slope. To ensure that these do not result in any direct overlooking or loss of privacy to the neighbouring property, Frost Cottage, it is recommended that a condition be imposed requiring any roof lights positioned below 1.7 metres from internal floor level to be fitted with obscure glazing and non-opening unless the opening parts are more than 1.7 metres above floor level.

The existing trees along the western boundary, together with the proposed supplementary planting, would contribute positively to the visual screening between the application site and Frost Cottage. While these trees are not subject to statutory protection and could be removed without

formal consent, their presence nonetheless enhances the boundary treatment. The spatial relationship between the proposals and Frost Cottage is considered acceptable in planning terms, even in the absence of the tree screening. The retention and maintenance of the tree group is therefore regarded as a beneficial aspect of the proposal, but not a determinative factor in assessing its overall acceptability in relation to neighbouring amenity.

The proposed outdoor kitchen area has the potential to generate some level of activity and associated disturbance. However, the design incorporates a solid kitchen wall orientated towards the western boundary, which would act as an effective screen between the outdoor kitchen and the neighbouring property, Frost Cottage. This layout helps to mitigate any potential impact on residential amenity.

The Council's Environmental Protection team has been consulted on the proposal and has raised no objections. It is confirmed that the proposed use would not result in unacceptable levels of noise, light, odour, or other forms of disturbance. As such, the outdoor kitchen is not considered to have a detrimental impact on the living conditions of neighbouring occupiers.

The proposed development has been carefully assessed in relation to its impact on neighbouring residential amenity. While the scheme includes sizable extensions and the introduction of hard landscaping, the siting, design, and mitigation measures—such as boundary screening, separation distances, and orientation—ensure that the development would not result in significant overlooking, overshadowing, or overbearing impacts on adjacent properties.

Concerns raised by neighbouring residents have been duly considered, particularly in relation to tree removal, privacy, and potential disturbance from the outdoor kitchen. However, the replacement planting, the layout of the proposed extensions, and the screening provided by the kitchen wall are considered sufficient to mitigate these impacts. Furthermore, the Council's Environmental Protection team has raised no objections, confirming that the proposal would not result in unacceptable levels of noise, light, odour, or other disturbance.

Overall, the development is considered to preserve an acceptable standard of residential amenity for neighbouring occupiers and is compliant with Policy D2 of the North West Leicestershire Local Plan, Policies S3 and S4 of the Ashby Neighbourhood Plan, the guidance contained within the Council's Good Design SPD, and the relevant provisions of the NPPF.

Highway Considerations

The proposed extensions would not alter the number of bedrooms within the property, which would remain as a four-bedroom dwelling. In accordance with the Leicestershire Highways Design Guide, a minimum of three off-street parking spaces is required for dwellings with four or more bedrooms. In this case, the site provides sufficient space for four off-street parking spaces, thereby meeting the required standard.

As such, the proposal is considered acceptable in highway terms and compliant with Policies IF4 and IF7 of the adopted Local Plan as well as the guidance set out in the Leicestershire Highways Design Guide.

Impact upon Trees and Biodiversity Net Gain

Concerns have been raised by a neighbouring resident regarding the potential impact of development within the Root Protection Area (RPA) of Tree T008, and the removal of trees without

adequate mitigation. The objector considers this to be contrary to Policy En3 (Green Infrastructure) of the North West Leicestershire Local Plan, the Council's Tree Strategy, its Climate Emergency declaration, and wider sustainability objectives, all of which promote the retention and integration of natural features.

The proposal involves the removal of four trees; three Cypress and one Birch from the rear of the site. These trees have been identified as 'Category C' (low quality) due to their poor condition, small size, or young age. Amended plans show replacement planting of four Red Robin trees in similar positions to maintain the existing level of screening between the application site and Frost Cottage.

The Council's Tree Officer has reviewed the application and raised no objection. While acknowledging that the arrangement of the development in relation to existing trees is sub-optimal and may result in some arboricultural impacts, it is noted that the trees are of relatively low value and not significant in the wider landscape. Any future issues arising from proximity to the development are considered manageable with minimal adverse impact.

Further concerns were raised regarding the absence of biodiversity net gain (BNG) measures, including offset planting. The objector argues that this is inconsistent with paragraphs 174 and 180 of the NPPF and the Council's stated requirement for 10% BNG. However, the mandatory requirement for 10% BNG under the Environment Act 2021 came into force for small sites on 2 April 2024, and does not apply to householder applications such as this.

The replacement planting and the nature of the site (householder) ensure that the development is acceptable in ecological terms and compliant with Policies En1 and En3 of the adopted Local Plan, Policy NE4 of the adopted Ashby Neighbourhood Plan, and relevant provisions of the NPPF.

Flood Risk and Surface Water Drainage

According to the Environment Agency's Flood Map for Planning, the application site lies within an area identified as being at high risk of surface water flooding, defined as having a greater than 3.3% annual probability (1 in 30 chance) of flooding.

While the site is not located within a fluvial Flood Zone 2 or 3 and is not subject to the requirement for a formal Flood Risk Assessment under the NPPF for householder development, the surface water flood risk is a relevant consideration. As a householder development, the Lead Local Flood Authority (LLFA) is not a statutory consultee, however in this instance a consultation has been undertaken and comments will be reported on the update sheet.

Subject to LLFA comments and to ensure that the development does not result in an increase in flooding on the site or elsewhere, it is recommended that a condition be imposed requiring a soakaway or other sustainable drainage system on site.

Overall, subject to a sustainable drainage condition, it is considered that the proposal would be acceptable in terms of fluvial and pluvial flood risks and would accord with the aims of Policies Cc2 and Cc3 of the adopted Local Plan.

River Mease Special Area of Conservation/SSSI - Habitat Regulations Assessment

The site lies within the catchment area of the River Mease Special Area of Conservation (SAC). Discharge from the sewage treatment works within the SAC catchment area is a major contributor to the phosphate levels in the river. Discharge into the river from non-mains drainage systems

and from surface water disposal can also result in an adverse impact on the SAC, including in relation to impacts on water quality and flow levels.

The proposal could result in an impact on the SAC, which may undermine the conservation objectives as it may result in the additional discharge of foul drainage to the treatment works / use of a non-mains drainage system and surface water drainage discharge.

In March 2022 Natural England published advice in respect of the nutrient neutrality methodology which can be used to mitigate against the impacts of additional phosphate entering the SAC from foul drainage associated with new development. This advice does not affect householder applications.

The proposal would not increase the number of bedrooms within the dwelling. It is therefore considered that the overall occupancy levels of the dwelling would not increase as a result of the application.

Whilst the additional sanitary provision is likely to result in additional foul drainage discharge from the site, it is not considered to result in a significant increase when having regard to the likely more modern water efficient facilities. The proposal is therefore considered to not result in any unacceptable impact on the integrity of the River Mease SAC.

The footprint of the dwelling would increase and the development would impact upon existing permeable surfacing at the site. It is therefore recommended to condition a soakaway or other sustainable drainage system in this case as was recommended in the Flood Risk and Surface Water Drainage section above.

On the above basis, subject to a soakaway condition, it is considered that the integrity of the River Mease SAC would be preserved and the development would accord with Policy En2 (River Mease Special Area of Conservation) and Cc3 (Water - Sustainable Drainage Systems) of the adopted Local Plan and Policy NE4 of the adopted Ashby Neighbourhood Plan.

Other Matters

A neighbouring resident has expressed general support for the modernisation of the property but has raised concerns regarding the depth of the proposed rear extension and the fully glazed west-facing elevation (it is noted that the glazed gable referred to is south facing, not west facing). The objector suggests that revisions to reduce the depth of the extension or reconfigure the glazing could lessen the perceived impact on their amenity. They have requested that the Council either refuse the application in its current form or require modifications to address these concerns.

These comments have been carefully considered as part of the assessment of the application. While the proposed extensions are substantial, they are located within a generously sized plot and are set off the shared boundary with the neighbouring property, Frost Cottage. The design has been reviewed in relation to residential amenity, and it is concluded that the development would not result in significant overlooking, overshadowing, or overbearing impacts. The glazed elevation, while closer to the neighbouring garden, does not introduce unacceptable views beyond those typically found in standard residential layouts.

The proposal is considered to comply with relevant design and amenity policies, and such, it is not considered necessary to require amendments to the scheme to address the concerns raised.

Conclusion

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of this application is the development plan, which in this instance includes the adopted North West Leicestershire Local Plan (2021), the adopted Ashby Neighbourhood Plan (2018) and the adopted Leicestershire Minerals and Waste Local Plan (2019).

The application site lies outside the defined Limits to Development but is considered to comply with the criteria set out in Policy S3 of both the Local Plan and the Ashby Neighbourhood Plan. The principle of development is therefore acceptable.

The proposed extensions and alterations are considered to be of an appropriate design, scale, and siting, and would not result in significant harm to the character of the area, residential amenity, highway safety, flood risk, or biodiversity. The development is also considered acceptable in relation to the River Mease SAC, with no adverse ecological impacts identified.

There are no other material planning considerations that would justify refusal of the application. The proposal is deemed to accord with the relevant policies of the adopted Local Plan, the Ashby Neighbourhood Plan, the Council's Good Design SPD, and the guidance contained within the NPPF.

Accordingly, it is recommended that planning permission be granted, subject to the imposition of appropriate planning conditions.