

**Erection of a 10-bedroom House in Multiple Occupation (HMO), including associated hard and soft landscaping, communal areas, cycle storage and bin store**

**Report Item No  
A3**

**Application Reference:  
25/01184/FUL**

**2 Central Road, Hugglescote, Coalville, Leicestershire,  
LE67 2FD**

**Date Registered:  
29 Aug 2025**

**Grid Reference (E) 442586  
Grid Reference (N) 312845**

**Consultation Expiry:  
26 Nov 2025**

**Applicant:  
Evo Property Management Limited**

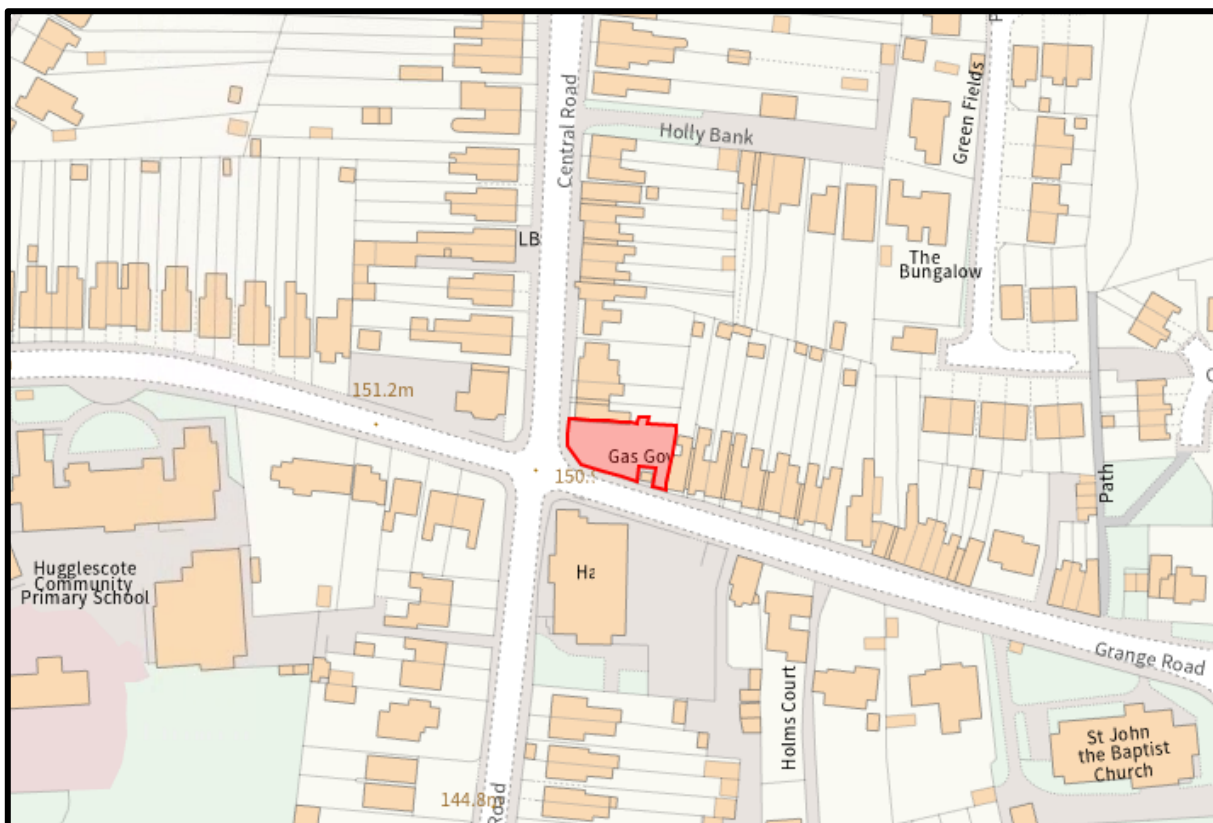
**8 Week Date:  
24 October 2025**

**Extension of Time:  
19 December 2025**

**Case Officer:  
Lewis Marshall**

**Recommendation:  
PERMIT**

## Site Location





## **Reasons the case is called to the Planning Committee**

The application is brought to the Planning Committee for determination because the application has been the subject of a call-in by Cllr Johnson for the following reasons due to concerns relating to the proposal not being in keeping with the streetscape and being a cramped form of overdevelopment, impact on the residential amenities of adjoining neighbours on Grange Road and Centra Road, including from overshadowing and loss of outlook, lack of a Construction Traffic Management Plan, harmful impact on community cohesion and conflict with the Hugglescote and Donington Le Heath Neighbourhood Plan Policies G3, H1 H3 and ENV7.

## **RECOMMENDATION – PERMIT, subject to the following conditions;**

1. Time limit
2. Approved Plans
3. Details of levels to be submitted and approved (prior to commencement)
4. Full details of materials and external finishes and architectural details (prior to development proceeding beyond DPC)
5. The total number of occupants restricted to a maximum of 10 people
6. Land Contamination Assessment (prior to commencement)
7. Land Contamination remediation verification (prior to occupation)
8. Construction Environmental Management Plan (prior to commencement)
9. Noise mitigation and ventilation measures (prior to development proceeding beyond DPC)
10. Hard and soft landscaping details, including details of tree pit root barriers (prior to commencement)
11. Provision of hard and soft landscaping (hard landscaping prior to occupation and soft landscaping within first planting season following occupation)
12. Provision of boundary treatments (prior to occupation)
13. Provision of cycle parking (prior to occupation)
14. Details of bin presentation area to be agreed (prior to development proceeding beyond DPC)
15. Provision of bin storage and presentation area (prior to occupation)
16. Closure of existing vehicular access (prior to occupation)
17. Provision of ecological enhancements (prior to occupation)

## MAIN REPORT

### 1. Proposals and Background

This application seeks full planning permission for the erection of one dwelling for use as a 10 bedroom large house in multiple occupation (HMO) (Sui Generis use class).

The site is currently vacant and in an untidy condition. The site is located on the prominent cross roads fronting both Central Road and Grange Road. A gas governor station is located adjacent to the site within the Grange Road frontage. The site has an existing vehicular access from Grange Road.

The application site is located within the limits to development as per the adopted Local Plan. The site is within the National Forest. The site is located within the “Coal Development – Low Risk Area”. The site is located opposite the Hugglescote Community Centre which is considered to be a non-designated heritage asset.

The description of development as originally proposed by the applicant included reference to the demolition of the existing building. However, following a site visit, it became evident that the existing building has been demolished prior to the submission of the application and has therefore been removed from the description of development.

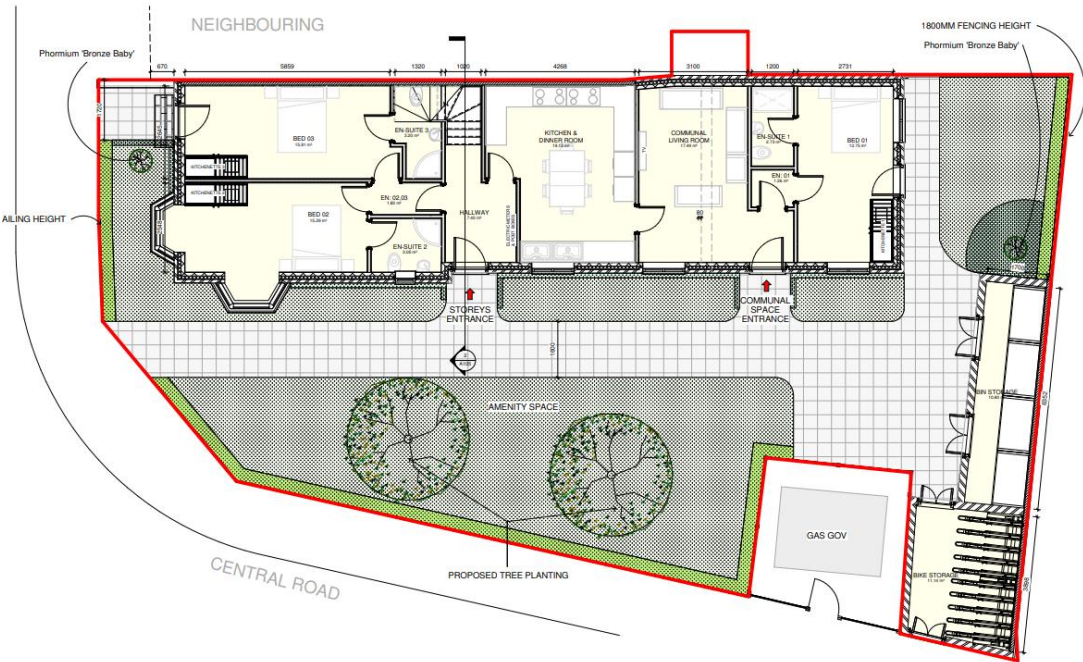
### Site Location Plan



Aerial Image of the Site Location



Proposed Site Layout / Ground Floor Plan





Further information in respect of the application, including the supporting documentation and relevant plans, can be found on the District Council's website.

### **Relevant Planning History**

24/00009/FUL - Demolition of existing building and erection of residential building to accommodate 4 no. apartments and associated alterations – Application Permitted

23/01320/FUL - Demolition of existing building and erection of residential building to accommodate 5 no. apartments and associated alterations – Withdrawn by the applicant given concerns raised by officers relating to design, impact on non-designated heritage, amenity, and overdevelopment of the site.

23/00967/PNK - Existing building to be re-built and converted into 4 no. apartments (prior approval application) – Withdrawn by the applicant given that the proposals would not comply with Class MA criteria as outlined in the GPDO.

21/00896/FUL - Part demolition of existing building, erection of a two storey extension and change of use to five assisted living flats alongside other external works and alterations – Application Permitted

20/00443/FUL Change of use to 9 no. assisted living units to include part demolition of existing dwelling and internal alterations, erection of a three-storey extension and site alterations –Withdrawn by applicant.

## **2. Publicity**

11 neighbouring properties were initially notified on 28<sup>th</sup> May 2025.

A site notice was displayed on 9<sup>th</sup> September 2025.

## **3. Summary of Consultations and Representations Received**

The following summary of representations is provided. All responses from statutory consultees and third parties are available to view in full on the Council's website.

### **Objections from:**

Hugglescote and Donington Le Heath Parish Council, for the following reasons:

- Over-intensive use and impact on character
- Lack of parking and impact on highway safety
- Additional noise, disturbance and waste
- Impact on community cohesion

### **No Objections, subject to conditions and/or informatives, from:**

NWLDC Environmental Protection – Contaminated Land  
NWLDLDC Conservation Officer  
Leicestershire County Council - Highway Authority  
East Midlands Airport Aerodrome Safeguarding Team  
Leicestershire County Council – Ecology

**No Comments received from:**

NWLDC Waste Services  
Cadent Gas Plant Protection

**Third Party Representations**

16 third party representations have been received objecting to the application. The comments raised are summarised as follows.

<b>Grounds of Objections</b>	<b>Description of Impact</b>
<b>The Principle of Development and Preliminary Matters</b>	Conflict with the Neighbourhood Plan which carries full weight.
<b>Visual Impacts</b>	The proposal represents overdevelopment and an over intensive use.
	Harm to local village character.
	A large number of trees were removed from the site prior to the submission of the application.
<b>Residential Amenity</b>	Loss of privacy and overlooking from upper floor windows.
	Additional noise and disturbance.
	Impact on community cohesion by reducing long-term family occupancy in favour of short-term lets.
	Inadequate bin storage for 10 occupants and resultant odour issues.
	Poor living conditions for the number of occupants due to the small internal living space which could see multiple occupants per room.
<b>Highway Safety Impacts</b>	No parking is proposed
	Additional traffic as a result of up to 10 additional occupants with vehicles

	Inadequate cycle parking provision.
	Damage to the public pavement from tree planting.
	Construction activities and additional use could block the access resulting in a danger to highway safety.
<b>Other Matters</b>	Impact on local heritage assets.
	Inadequate local infrastructure and services to meet the demand from additional occupants.
	Impact on the gas governor and public safety.
<b>Non-Material Planning Considerations</b>	The site should be used as local green space or for public car parking.
	The development will prevent access to the adjacent property for maintenance.
	The occupation should be for local people only and secured by planning condition.

#### **4. Relevant Planning Policy**

##### **National Policies**

##### **National Planning Policy Framework (2024)**

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

Paragraphs 8 and 10 (Achieving sustainable development);  
 Paragraphs 11 and 12 (Presumption in favour of sustainable development);  
 Paragraph 35 (Development contributions);  
 Paragraphs 39, 40, 41, 42, 43, 45, 48 and 55 (Decision-making);  
 Paragraphs 56, 57 and 58 (Planning conditions and obligations);  
 Paragraph 105 (Promoting healthy and safe communities);  
 Paragraphs 109, 110, 112, 113, 115, 116 and 117 (Promoting sustainable transport);  
 Paragraphs 124, 125 and 129 (Making effective use of land);  
 Paragraphs 131, 133, 134, 135 and 139 (Achieving well-designed places);



Paragraphs 161, 163, 164, 166, 168, 170, 173, 174, 175, 181 and 182 (Meeting the challenge of climate change, flooding and coastal change);  
Paragraphs 187, 193, 196, 197, 198 and 201 (Conserving and enhancing the natural environment);

## **Local Policies**

### **Adopted North West Leicestershire Local Plan (2021)**

The following policies of the adopted local plan are consistent with the policies of the NPPF and should be afforded full weight in the determination of this application:

Policy S2 – Settlement Hierarchy;  
Policy D1 – Design of New Development;  
Policy D2 – Amenity;  
Policy IF4 – Transport Infrastructure and New Development;  
Policy IF7 – Parking Provision and New Development;  
Policy En1 – Nature Conservation;  
Policy En3 – The National Forest;  
Policy En6 – Land and Air Quality;  
Policy Cc2 – Water – Flood Risk;  
Policy Cc3 – Water – Sustainable Drainage Systems; and  
Policy Ec5 - Airport Safeguarding

### **Made Hugglescote and Donington le Heath Neighbourhood Plan (2021)**

The Hugglescote and Donington le Heath 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 G1 - Limits to Development  
Policy G3 - Design  
Policy - H1 Housing Mix  
Policy - ENV4 Non-designated Heritage Assets  
Policy - ENV6 Biodiversity and Habitat Connectivity  
Policy - T2 Residential and Public Car Parking

### **Adopted Leicestershire Minerals and Waste Local Plan (September 2019)**

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

Policy M11: Safeguarding of Mineral Resources  
Policy W9: Safeguarding Waste Management Facilities

## **Other Policies and Guidance**

National Planning Practice Guidance  
Good Design for North West Leicestershire Supplementary Planning Document – April 2017.  
Leicestershire Highways Design Guide (Leicestershire County Council).  
National Design Guide – October 2019.  
Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System).  
The Conservation of Habitats and Species Regulations 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, includes the adopted North West Leicestershire Local Plan (2021), the Hugglescote and Donington Le Heath Neighbourhood Plan (2021) and the Leicestershire Minerals and Waste Local Plan (2019).

Hugglescote forms part of the 'Principal Town' and Coalville Urban Area as defined by Policy S2 of the Local Plan where the largest amount of new development will take place. The site is located within Limits to Development as defined by the adopted Local Plan and Neighbourhood Plan, where the principle of provision of housing is acceptable, subject to all other planning matters being addressed.

The proposal is considered appropriate for the location and complies with Policy S2 of the Local Plan and Policies G1 and H1 of the Neighbourhood Plan.

### Design, Heritage 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. This is expanded upon in the Council's Good Design for North West Leicestershire Supplementary Planning Document (April 2017) (the SPD) which states that developments must be underpinned by a thorough understanding and appreciation of the place, both the site and its immediate and wider context. Policy En3 requires development in the National Forest to be appropriate to its Forest setting. Pictures of the site are below.

The character of the area is defined by late Victorian and early 20<sup>th</sup> century terraced and semi-detached housing primarily constructed of red brick and render with slate roofs. The site is currently in poor condition and detracts from the street scene. The Hugglescote Community Centre located to the south of the site is a large former Victorian school building considered to be of some architectural and heritage value. The site is in a prominent location situated on the cross roads between Central Road, Grange Road, Ashburton Road and Station Road.





The application seeks full planning permission for a two storey dwelling that would form the end of the current terrace made up of nos. 2-8 Central Road. The proposed dwelling would address both Central Road and Grange Road with some articulation and detail, such as a bay window and a chimney stack to the south elevation fronting Grange Road. The proposal includes accommodation at second floor level within the roof space and a single storey element to the rear. Outbuildings are also proposed to provide cycle and bin storage. Hard and soft landscaping is proposed with metal

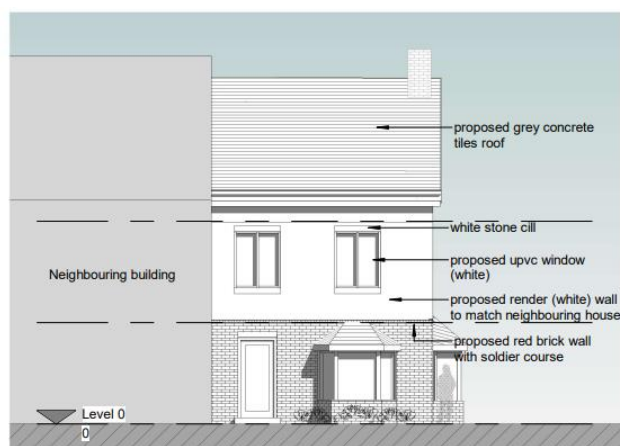
railings to the boundaries and tree planting within the front and side gardens addressing the street. The proposed elevations and supporting visual imagery submitted as part of the application are below.



The proposed design has been amended through the course of the application to address some concerns raised by the case officer in respect of the scale and appearance. The amended proposal in terms of the external scale and appearance is very similar to the already consented scheme granted under 24/00009/FUL. The key differences between the approved and proposed buildings relate to the number and position of the openings in the side elevation and the length of the two storey rear element and the single storey rear element (which have both increased in length in the current scheme). The previously approved elevations are shown below.



**Front Elevation**  
1 : 100



**Side Elevation**  
1 : 100



Overall, the proposal would mirror the scale of the existing terraced properties and would correspond to the building line of both Grange Road and Central Road. This would be considered acceptable in its context and would not appear out of place within the local street scene or appear overbearing. Furthermore, the mix of red brick and render with the use of bay windows at ground floor level reflects other properties in the area. Overall, the proposed appearance is considered to be sympathetic and in keeping with the surrounding area.

Metal railings are proposed along the site boundary fronting Central Road and Grange Road. it is noted that there are a wide range of boundary treatment designs and styles in the local area including at the Community Centre (including railings like that proposed under the current application). The provision of tree planting within the open garden area would provide an attractive enhancement to the street scene in this prominent location.

Hugglescote Community Centre is to the south of the site and is identified as a non-designated heritage asset in the Neighbourhood Plan and as such Policy ENV4 of the Neighbourhood Plan applies.

Paragraph 216 of the NPPF states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

## Hugglescote Community Centre – Non-designated heritage asset



Throughout the course of the application, the Conservation Officer has been consulted to establish the potential impacts on the nearby non-designated heritage asset. The Conservation Officer requested some changes to the proposals to avoid harm to the setting of the Community Centre. These included the omission of the single storey flat roof extension to the rear and a reduction in the number of openings to the south elevation to avoid a “fussy” appearance. Suggestions were also made to omit and re-position a number of the roof lights. As a result, the proposed elevations have been amended through the course of the application with the previously proposed flat roof extension now proposed with a mono-pitch lean to roof and the number of openings in the south elevation reduced. The position of the roof lights has also been amended to ensure where they are placed within a single roof slope, they are evenly spaced and in horizontal alignment. A chimney stack has also been included to the south elevation.

As set out above, the proposed scale, appearance and layout would respond to and respect the existing character and appearance of the area and it therefore follows that no harm would befall the setting of the non-designated heritage asset. Furthermore, it is considered that the current untidy condition of the site is harmful to the setting of the heritage asset and the street scene more widely and the proposal, if implemented and completed, would enhance the setting of the heritage asset and the wider street scene.

Whilst other requests such as the removal of rooflights were not addressed, these are required to provide adequate natural light to the second floor bedrooms and while due consideration has been given to the advice provided by the Conservation Officer as well as the NPPF which notes that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal is therefore considered to be acceptable having regard for the provisions of Policies D1 and En3 of the adopted Local Plan, Policy ENV4 of the Hugglescote and Donington Le Heath Neighbourhood Plan, the Council's Good Design SPD, National Design Guide and the NPPF.

## **Impact on Residential Amenities**

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.

The site is located within a residential area in close proximity to the surrounding neighbouring properties. Concerns have been raised by neighbouring residents that the proposal would give rise to additional noise, disturbance, overbearing impacts and loss of privacy.

No. 4 Central Road currently forms the end of the terrace and is a two-storey building with a painted façade under a slate roof. There is a bay window on the ground floor and pedestrian access from Central Road. The proposed development would be situated built along the shared boundary to create a newly formed dwelling at the end of the terrace.

In terms of the impact upon the occupants of No. 4, it is noted that the proposed dwelling would be located to the south of No. 4 Central Road. The proposed three storey section of the proposals would extend approximately 2.2m in depth beyond the rear elevation of No. 4, with the proposed single storey rear element extending a further 5.5m in depth (equating to approximately 7.7m in depth overall).

When having consideration to the 45-degree rule, it is noted that the proposals would result in a breach in the 45-degree line when measured from the nearest habitable windows which consist of a kitchen window within the rear (east) elevation of No. 4 at ground floor level. A bedroom window exists at first floor level. Nevertheless, it is noted that this breach is mitigated by the neighbouring dwelling and the ground floor kitchen benefiting from multiple windows across two elevations thus it is not considered that the proposed rear projection and the height overall as proposed would result in unacceptable impact on the outlook or result in unacceptable loss of light to the neighbouring occupiers.

As such, having consideration to the above, along with noting that the previous dilapidated structure and single storey rear extensions also resulted in breaches in the 45-degree rule, it is not considered reasonable to resist the application on these grounds.

In terms of overlooking to the neighbour at No. 4, it is noted that there would be 2 no. rear habitable windows to serve a bedroom at first floor level and a kitchen at second floor level. Whilst it is considered this would result in some overlooking to the adjacent garden amenity space, given this does not directly face onto the amenity space and that such a relationship is not uncommon in the immediate area, it is not considered these windows alone would warrant the refusal of the application on overlooking or loss of privacy grounds.

In terms of the impacts upon the neighbour at No. 1 Grange Road, it is noted there would be a minimum separation distance from the boundary to the two and a half storey element of the proposed dwelling of approximately 9.8m. The single storey rear extension would be constructed 4.3m from the shared boundary. Given that the proposals would maintain a minimum 9.8m separation distance between two and a half storey development and the adjacent neighbouring boundary, and that the single storey element of the proposals would be constructed with a lean-to roof adjacent to this neighbour, it is not considered the proposed dwelling would result in undue overshadowing or overbearing impacts to this neighbour. The proposals would result in the addition of first and second floor windows which would face onto the side elevation and garden of No.1 Grange Road which contains its own first floor window. No. 1 Grange Road benefits from a 32m rear garden.

Whilst it is considered the proposals would result in some level of overlooking, given the separation distances involved (at least 9.8m distance at upper floors) and that a similar relationship currently exists between rear and side windows with No. 4 Central Road and such a relationship is not



uncommon in the immediate area, it is not considered the proposal would lead to undue overlooking or loss of privacy of this neighbouring property or its rear amenity space to justify a reason for refusal.

Whilst there would be first floor windows and second floor rooflights which would face to the south of the site, given the separation distances involved to neighbouring properties and that the Hugglescote Community Centre would intervene any potential views, it is not considered these proposed windows would result in any unacceptable levels of overlooking.

Bin and cycle storage are also proposed to the southeastern corner of the site, and it is considered that subject to a condition detailing the nature of the storage, this would not lead to undue impacts on the neighbouring properties.

In terms of the concerns raised about noise from the number of occupants and an over intensive use, it is a material consideration in the determination of the application that the previously approved application for four residential apartments could have accommodated up to 9 individuals across the different units when having regard for the number of bedrooms and bed spaces. The current proposal is for up to 10 occupants across the 10 bedrooms. While concerns have been raised that the double bedrooms could accommodate more than one person, it is possible to impose a condition as recommended that restricts the total number of occupants to a maximum of 10 people. The use of such a condition is considered necessary having regard for the living conditions of existing neighbouring and future occupiers of the property. Having regard for the fall-back position provided by the existing permission, it is not considered that the proposal would result in an over intensive use that would result in unacceptable noise or disturbance to nearby neighbouring properties. Furthermore, noise and antisocial behaviour concerns are dealt with under separate legislation should such problems occur. It is not considered that there is any evidence to suggest that a large HMO in this location as proposed would result in such noise or antisocial behaviour issues that would justify a refusal of planning permission in this case.

In terms of concerns raised in regards to the impact on the development undermining community cohesion, while it is acknowledged that houses in multiple occupation can result in more transient populations, it is not considered that the single dwelling as proposed and the very limited concentration of Large HMOs in the local area, that it would result in such harm to the community that it would justify a refusal of planning permission.

Concerns have been raised by third parties regarding the living standards of any future occupants of the proposed development due to the limited amount of internal space for the ten occupants as proposed. However, the proposal meets with the Council's published licencing standards in respect of room sizes. Each bedroom would also be provided with an en-suite shower room with three of the bedrooms also benefitting from a small kitchenette reducing the pressure on shared facilities across the dwelling. The Environmental Protection Officer has also recommended that a condition be imposed that secures a scheme of noise mitigation and ventilation to ensure an acceptable internal living environment for any future occupiers.

In terms of access to natural light, it is noted all habitable rooms would be served by windows or rooflights, with the majority of windows being either south or west facing to maximise levels of natural light.

The Council's Environmental Protection team have raised no objections, it is not considered that the amenity concerns raised by neighbouring residents could justify a refusal of the application and therefore the development would accord with the aims of Policy D2 of the adopted Local Plan.

It should be noted that any development has the potential to result in impact on amenity during the construction period, however, this is controlled by other legislation and regimes to mitigate impact in terms of noise, dust and traffic.

Overall, the proposal is not considered to result in significant impacts upon the amenities of the occupiers of surrounding residential dwellings or the future occupiers of the development. Therefore, the proposal is considered to be in accordance with Policy D2 of the adopted Local Plan, Policy G3 of the Neighbourhood Plan, the Council's Good Design SPD, and relevant sections of the NPPF.

## **Ecology**

Policy EN1 of the Local Plan supports proposals that conserve, restore or enhance the biodiversity of the district.

The mandatory requirement for 10% Biodiversity Net Gain (BNG) for small sites as required by the Environment Act came into force on 2 April 2024. On the basis the proposed development is a brownfield site that is hard surfaced, no more than 25sqm of vegetated habitat will be lost as a result of the development and it would therefore be exempt from the requirement to demonstrate 10% BNG. Notwithstanding this, Paragraphs 187(d) and 193(d) of the NPPF set out a requirement for developments to minimise their impacts on and provide net gains for biodiversity.

The application is not supported by a Preliminary Ecological Appraisal. However, the site is considered to be low ecological value given its location and condition, with the previous building on the site already demolished and laid to hardstanding. The site is located in a Swift alert area. LCC Ecology has been consulted on the application and following confirmation that the previous building on the site has been demolished, they have raised no objections to the application subject to conditions. A condition is recommended to secure a scheme of biodiversity enhancements, to include Swift boxes.

It is considered that the proposal would comply with the provisions of Paragraph 187(d) and 193(d) of the NPPF. Furthermore, subject to conditions, it is not considered that the proposal would result in any adverse impacts to protected species and would increase biodiversity in accordance with Policy En1 of the Local Plan, and relevant sections of the NPPF and the statutory provisions of the Environment Act.

## **Highway Impacts**

Policy IF4 of the adopted Local Plan requires that development takes account of the impact upon the highway network and the environment and incorporates safe and accessible connections to the transport network to enable travel choice. Policy IF7 requires that development incorporates adequate parking provision.

The site is located adjacent to the signalised crossroads junction of Central Road, Grange Road, Ashburton Road and Station Road. The site has existing vehicular access on Grange Road, a Class C road subject to a 30mph speed limit. Surrounding the entire frontage of the site on Central Road and Grange Road are waiting restrictions.

Concerns have been raised by third parties throughout the course of the application relating to highway safety (including a lack of car parking within the development) and that on-street parking on a busy crossroads would further exacerbate existing parking issues and highway safety issues. Similar concerns were raised regarding construction workers, traffic, and deliveries.

Vehicular access is not proposed as part of the application with only pedestrian access and a cycle store proposed. It should be noted that the previously permitted application for four residential apartments on the site (24/0009/FUL) was permitted on the basis that no off-street parking or vehicular access was proposed.

The site is located adjacent to the signalised crossroads junction of Central Road, Grange Road, Ashburton Road and Station Road. The site has an existing vehicular access on Grange Road, a

Classified 'C' road subject to a 30mph speed limit. Surrounding the entire frontage of the site on Central Road and Grange Road are waiting restrictions.

The pedestrian access to the site would be via an opening on the corner of the site on Central Road and Grange Road at Hugglescote Crossroads. Access to the site would also be possible via the cycle storage area off Grange Road. A kerbside bin collection point is to be provided adjacent to the footway where bins can be left on collection days only without causing an obstruction to the public highway. It is recommended that these details be secured by condition.

In terms of parking requirements, the Local Highway Authority (LHA) would typically require one parking space to be provided for each bedroom. The LHA has however considered that there is no scope for residential parking on the site and would generally be unsupportive of permitting a new vehicular access to the site nearby Hugglescote Crossroads. To mitigate the lack of off-street parking the applicant is proposing secure cycle parking, with enough spaces for one per unit. The LHA have also noted that the roads surrounding the development have significant amounts of waiting restrictions which will limit the impact of any displaced parking. Additionally, the site is located nearby bus stops to reduce reliance on car usage. After consideration of these site-specific factors it is not considered that the impact of the lack of vehicle parking as part of the proposed development would be severe in the context of Paragraph 116 of the National Planning Policy Framework.

While concerns have been raised about the impact on the highway network during construction, such impacts can be mitigated by the approval of a construction traffic management plan as recommended by the LHA. Such a condition was imposed on the previously consented development of a similar scale and when submitted, was subsequently found to be acceptable by the LHA (application reference 25/00188/DIS). Furthermore, impacts on the highway network would be limited to the construction period only. It is not considered that concerns raised in this regard would justify a refusal of planning permission.

The LHA advises that "the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe."

Overall and subject to conditions, it is not considered that the proposal would adversely impact upon highway safety and therefore, would comply with the provisions of Policies IF4 and IF7 of the adopted Local Plan, the NPPF and the Leicestershire Highways Design Guide.

## **Other Matters**

The site is located within flood zone 1 and is not at risk of surface water flooding and is largely hard surfaced at present. It is not considered that the proposal would give rise to any risks of flooding to the future occupiers or increase flood risk elsewhere.

Concerns have been raised that the planting of trees within the garden of the proposed dwelling could give rise to damage to the adjacent pedestrian footway and underground gas pipes due to the location of the adjacent gas governor. Notwithstanding that the Local Highway Authority has not raised any concerns in this regard, it is recommended that details of tree pit barriers to be used in the planting of trees can be secured by condition as part of the landscaping condition with the purpose being to guide root growth away from hard surfaces like the pavement to prevent damage. Cadent Gas Plant Protection has been consulted as part of the application and have not have not responded.

The site is within the safeguarded area of East Midlands Airport. The Airport Safeguarding Authority has been consulted on the application and no objection is raised subject to a condition in respect of lighting and a standard informative is recommended to alert the applicant to the permitting procedures in place should tall equipment or cranes be required during construction.

The site is within a Minerals Safeguarding Area for Coal. However, given the scale and nature of the proposed development and the proximity to neighbouring residential uses, in this instance, prior extraction of minerals would not be either practicable or viable. There are also no safeguarded waste sites located within close proximity of the proposed development site.

The Environmental Protection Officer responsible for land contamination matters has recommended conditions to secure a scheme of further investigation, remediation and verification prior to the commencement and occupation of the dwelling. It is understood that the site has been subject to investigation and remediation under the terms of the previously approved application with the relevant condition discharged under 25/00192/DIS. In response to the suggested conditions made by the Environmental Protection Officer, the applicant has submitted further evidence and this has been shared with the Environmental Protection Officer for further consideration. Should any of the recommended conditions change prior to the committee meeting following further comments made by the Environmental Protection Officer, this will be reported to members within the update sheet.

### **Overall Planning Balance, Contribution to Sustainable Development and Conclusions**

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, includes the adopted North West Leicestershire Local Plan (2021) and the Hugglescote and Donington Le Heath Neighbourhood Plan (2021).

In this case it is acknowledged that there would be no conflict with the spatial strategy due to the site's location within the defined limits to development of Hugglescote, which forms part of the Coalville Principal Urban Area. Accordingly the site is considered to be highly sustainable and the proposal is considered to be acceptable in principle.

The proposal seeks to meet housing needs of different groups and, subject to conditions, would avoid unacceptable impacts on residential amenity, highway safety, biodiversity or flooding. Furthermore, the proposal would make efficient use of land on a brownfield site that in its current condition, is detracting from the street scene and the character and appearance of the area, and is considered to be of an acceptable scale and design and would not adversely impact on the nearby Community Centre which is an undesignated heritage asset

There are no other material considerations that indicate that permission should be refused. The application is therefore recommended for approval.