

Erection of a single storey detached dwelling

**Report Item No
A2**

Land to the rear of 46 Garfield Road, Hugglescote

**Application Reference:
25/01097/FUL**

Grid Reference (E) 442433

Grid Reference (N) 313226

Date Registered:

4 August 2025

Applicant:

Mr W Kuchlin

Consultation Expiry:

13 September 2025

Case Officer:

Sara Hullott

Determination Date:

29 September 2025

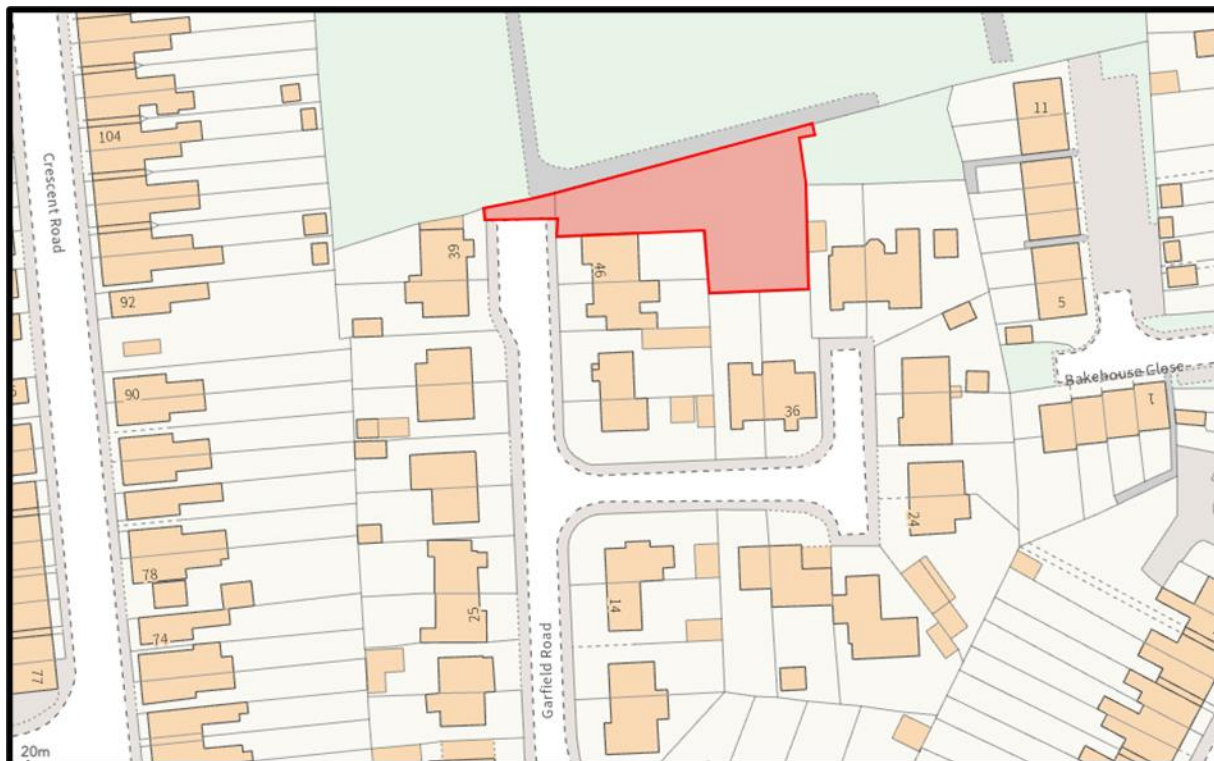
Extension of Time:

None agreed

Recommendation:

PERMIT, subject to conditions

Site Location - Plan for indicative purposes only



Reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office
Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Licence LA 100019329)

Reasons the case is referred to the Planning Committee

The application is brought to the Planning Committee at the request of Councillor Eynon on the basis that the proposal would impact highways, parking and access for service vehicles including waste vehicles and emergency services and concern over insufficient surface water management.

RECOMMENDATION – PERMIT, subject to the following conditions:

1. Standard time limit (3 years)
2. Approved plans
3. Materials to be submitted and approved before above dpc
4. Construction/Demolition Hours
5. Levels to be submitted and approved before development commences
6. Soft Landscaping to be submitted and approved before occupation
7. Hard Landscaping to be submitted and approved before occupation
8. Boundary Treatments to be submitted and approved before occupation
9. Biodiversity enhancement scheme including bird boxes before development commences
10. Bin collection point to be submitted and approved before occupation
11. Access and driveway in accordance with plans before occupation
12. Parking and turning space in accordance with plans before occupation
13. Hard surfacing to first five metres of access drive before occupation
14. Sustainable drainage system installed before roofs and areas of hardsurfacing installed
15. Removal of permitted development rights
16. BNG Gain Plan

Note to Applicant

Mandatory National BNG condition to submit Biodiversity Gain Plan before development commences

Main Report

1. Proposals and Background

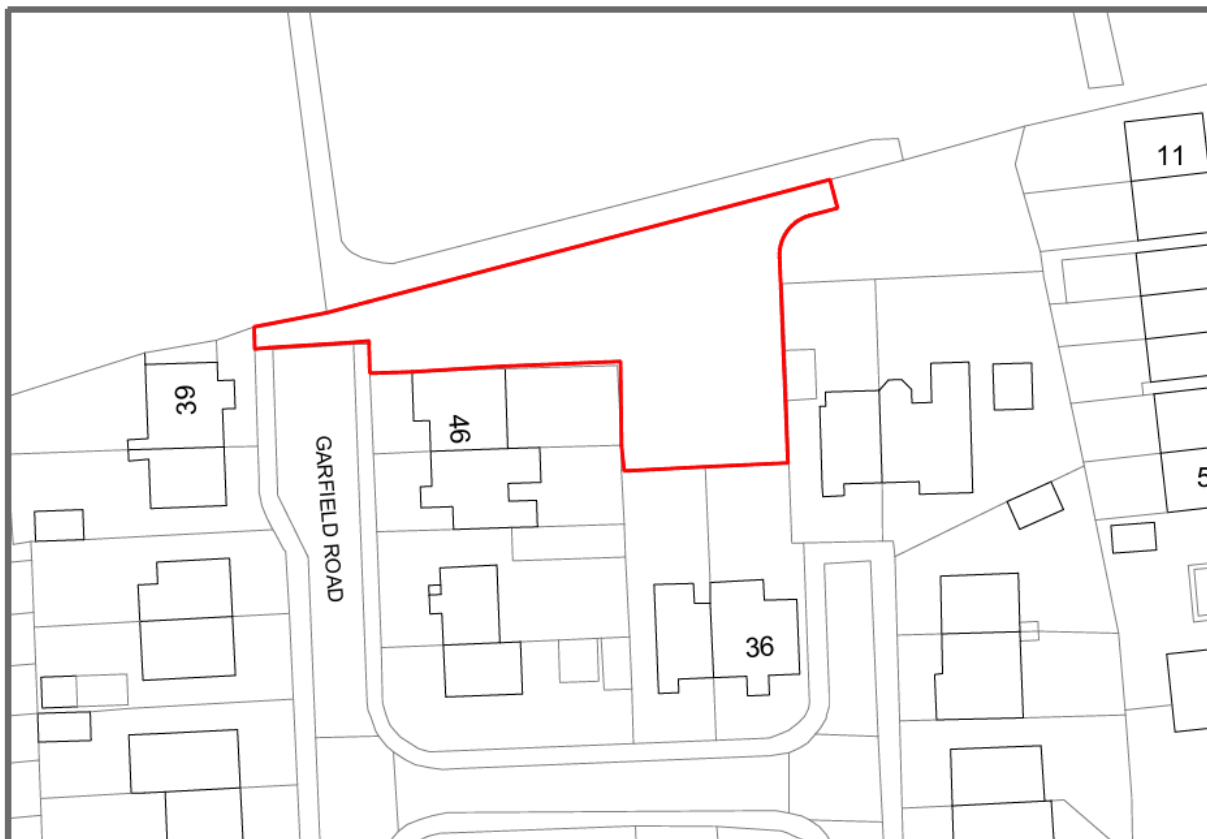
Full planning permission is sought for the erection of a single storey dwelling at land to the rear of 46 Garfield Road, Hugglescote.

The site is located to the northern end of Garfield Road, on land to the rear of No. 46. An allotment site is located to the north with two storey residential dwellings surrounding the site to the south, east and west. The access drive would lead from the northern end of Garfield Road to the north of No. 46 and would serve the single proposed dwelling.

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

The site lies within Flood Zone 1 and is not in an area at risk of surface water flooding.

Site Location Plan



Aerial Image of Site Location



Site Photos



The County Highways Authority, County Ecology Team, Environmental Protection, Waste Services and neighbours have been consulted and their responses have been considered in this report.

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

Planning History

21/00257/FUL - Erection of three bungalows to include access, parking provision and garaging – Refused 07.05.2021

The above application (21/00257/FUL) was refused for the following two reasons:

1. Policy D1 of the adopted Local Plan (2021) outlines that support will be given to proposed developments which are well designed and as a minimum offer a good standard of design, with this Policy being expanded upon within the Council's adopted Good Design for North West Leicestershire Supplementary Planning Document (2017). Paragraph 127 of the NPPF specifies that local distinctiveness should be promoted and reinforced and that planning decisions should address the integration of new development into the built environment. Paragraph 130 of the NPPF outlines that permission should be refused for development of poor design. The proposal would erode local distinctiveness by virtue of its back land form of development, inappropriate density, scale, design, and overall form, which would result in a dwelling of a discordant and incongruous appearance when having regard to the character of the area and design of surrounding dwellings. The siting of the dwellings and the proposed layout is considered to result in a cramped form of development. The proposal is not considered to propose dwellings of a good design, with the scheme failing to propose a scheme with an adequate level of architectural detailing and failing to accord with section 12 of the Council's Good Design SPD. Overall, the proposal would be at odds with the established pattern of development within the locality and the character and appearance of the streetscape and consequently leads to the development failing to integrate into the environment in which it is set. Therefore, to permit the development would be contrary to Policy D1 of the adopted Local Plan, the Council's adopted Good Design SPD, the guidance within the National Design Guide, as well as Paragraphs 124, 127 and 130 of the NPPF.
2. Policy D2 of the adopted Local Plan (2021) outlines that development proposals will be supported where they do not have a significant adverse effect on the living conditions of existing and new residents through loss of privacy, excessive overshadowing and overbearing impact, with this Policy being expanded upon within the Council's adopted Good Design for North West Leicestershire Supplementary Planning Document (2017) which explicitly refers to separation distances between residential development as well as amenity space requirements. Paragraph 180 of the NPPF states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of living conditions that could arise from the development. The development would result in unacceptable residential amenity impacts to the rear garden area of No.34 Garfield Road by virtue of an unacceptable sense of intrusion and enclosure to the rear garden area of this property when having regard to the proximity of Plots 2 and 3 to the side and rear boundaries of the site. Further, the application would result in unacceptable overbearing, overlooking, perceived overlooking impacts and an unacceptable sense of intrusion to all proposed

dwelling and their private amenity spaces when having regard to the scale of the proposed dwellings and their relationship with surrounding two storey dwellings and their first floor habitable room windows, which cumulatively would result in unacceptable living conditions for future occupants of all proposed dwellings. The amenity space to Plot 3 would fall short of the requirement within the Council's adopted Good Design for North West Leicestershire Supplementary Planning Document (2017) which requires rear amenity spaces to be at least equal to the footprint of the dwelling, further, the proposed off-street parking arrangement to Plot 3 would result in an oppressive outlook for any future occupants on this dwelling. Therefore, to permit the development would be contrary to Policy D2 of the adopted Local Plan, the Council's adopted Good Design SPD, as well as Paragraphs 127 and 180 of the NPPF.

2. Publicity

15 Neighbours have been notified.
Site Notice displayed 20 August 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.

No objections from:

County Highway Authority
NWLDC Waste Services

No objections subject to conditions from:

County Ecology Team
NWLDC Environmental Protection

Third Party Representations

Four neighbour objections have been received which can be summarised as follows:

Grounds of Objections	Description of Impact
Design	The proposed development is of poor design and does not integrate well with existing plots on the road.
Waste Collection	No allocation of space within the site plan for waste placement on bin collection days. Already issues with waste not being collected due to vehicles blocking access.
Access, Traffic and Parking	Narrow access into the site for vehicles, including delivery and emergency vehicles. Concern that development will increase traffic and parking issues in the area. Large HGV vehicles will be used to deliver materials which

	<p>could cause disruption.</p> <p>Site access will require the removal of some of the existing footpath which would cut in front of driveway of No. 46.</p>
Flood Risk and Drainage	<p>Garden is already waterlogged, this development will only make this worse with the removal of trees and hard surfaces being built.</p> <p>New dwelling would intensify existing flooding issues.</p> <p>Since site cleared of trees and scrub in 2020, rainfall runs off the site into nearby gardens and driveways.</p> <p>No information about the proposed soakaway and how this would work.</p>
Biodiversity	<p>Loss of biodiversity on the site which will have a negative impact on local wildlife.</p> <p>BNG metric is inaccurate and does not give an accurate account of the loss on the site.</p> <p>The purchase of off-site credits will do nothing to support local biodiversity.</p> <p>Frogs and bats present within neighbouring gardens which may disappear if the land is built on.</p>
Other Matters	<p>Issues with water pressure in the area.</p> <p>Impact on views.</p>

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 8. Promoting healthy and safe communities
- 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

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:

S1 - Future Housing and Economic Development Needs
S2 - Settlement Hierarchy
D1 - Design of New Development
D2 – Amenity
IF4 - Transport Infrastructure and New Development
IF7 - Parking Provision and New Development
En1 - Nature Conservation
En3 - The National Forest
En6 - Land and Air Quality
Cc2 – Water – Flood Risk
Cc3 – Water – Sustainable Drainage Systems

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 H3 – Windfall Sites
Policy ENV6 - Biodiversity and Habitat Connectivity
Policy T1 – Transport Assessment for New Housing Development
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/policy is 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
Leicestershire Highway Design Guidance
Good Design for North West Leicestershire SPD - April 2017
National Design Guide (2021)

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 Hugglescote and Donington le Heath Neighbourhood Plan (2021) and the adopted Leicestershire Minerals and Waste Local Plan (2019).

It is important to address the planning history on the site which relates to the Council's refusal of planning application 21/00257/FUL for the erection of three bungalows to include access, parking provision and garaging. It should be noted that there are fundamental differences between this proposal. This application relates to a smaller site area and is for one bungalow, as opposed to the three bungalows previously proposed.

The site is located within the Limits to Development, as defined by the adopted Local Plan, in the settlement of Hugglescote. Policy S2 of the adopted Local Plan identifies Hugglescote as forming part of the Coalville Urban Area, which is the primary settlement in the district that provides an extensive range of services and facilities including employment, leisure and shopping which are accessible by sustainable transport. Policy S2 also states that the largest amount of new development will be directed here.

The most important policy in the determination of the matter of principle is Policy S2 as it relates to the provision and distribution of new development, including housing. The Council can demonstrate a five-year housing land supply and it is considered that Local Plan Policy S2 is effective, not out of date and carries significant weight.

The Hugglescote and Donington le Heath Neighbourhood Plan, adopted in November 2021, also forms part of the statutory development plan. This plan outlines the community's vision and objectives for guiding development in a sustainable manner. Policy G1 sets out that development proposals within the Limits to Development will be supported, provided they comply with other relevant policies and deliver high-quality design that respects the local context. As this site is located within the Limits to Development, the proposal accords with the principle of development requirements of the Neighbourhood Plan.

The Coalville Urban Area provides an extensive range of services and facilities and the ability to access sustainable transport options. Therefore, it is considered that occupiers of the dwelling would not necessarily be dependent on the private car.

In this case, the site is located within the limits to development therefore, the principle of development is considered acceptable, subject to compliance with all other relevant policies in the Local Plan, the Hugglescote and Donington le Heath Neighbourhood Plan, and the NPPF.

Design, Character and Impact upon Street Scene

Policy D1 of the North West Leicestershire Local Plan (2021) requires that all developments are based on a thorough opportunities and constraints assessment and informed by a comprehensive site and contextual appraisal. In addition, new residential developments must also perform positively against the Council's adopted Good Design Supplementary Planning Document (SPD).

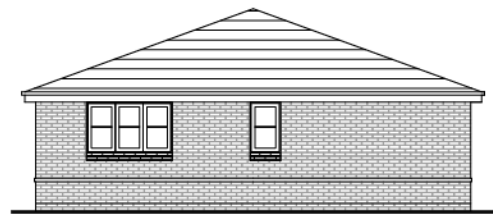
Policy G1 of the Hugglescote and Donington le Heath Neighbourhood Plan (2021) emphasises that development proposals within the Limits to Development must respect the character and appearance of the area, with design that contributes positively to the local distinctiveness and enhances the visual amenity. Policy G3 of the Neighbourhood Plan reinforces this by requiring that all new development reflects the character and context of the surrounding built environment, encourages innovative design, and maintains a high standard of architectural quality. The proposal, therefore, must be assessed against these key design policies to ensure it integrates appropriately with the existing character of Hugglescote and Donington le Heath.

The plans below show the proposed floor plans and elevations of the dwelling.

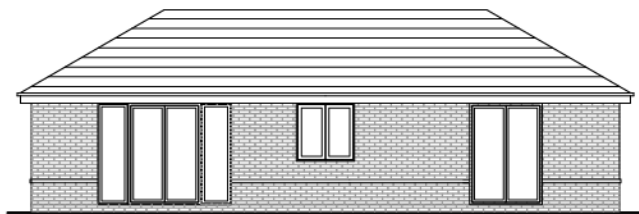
Proposed Elevations



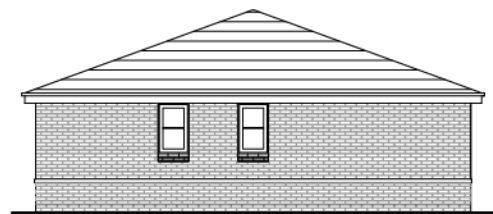
FRONT ELEVATION



SIDE ELEVATION

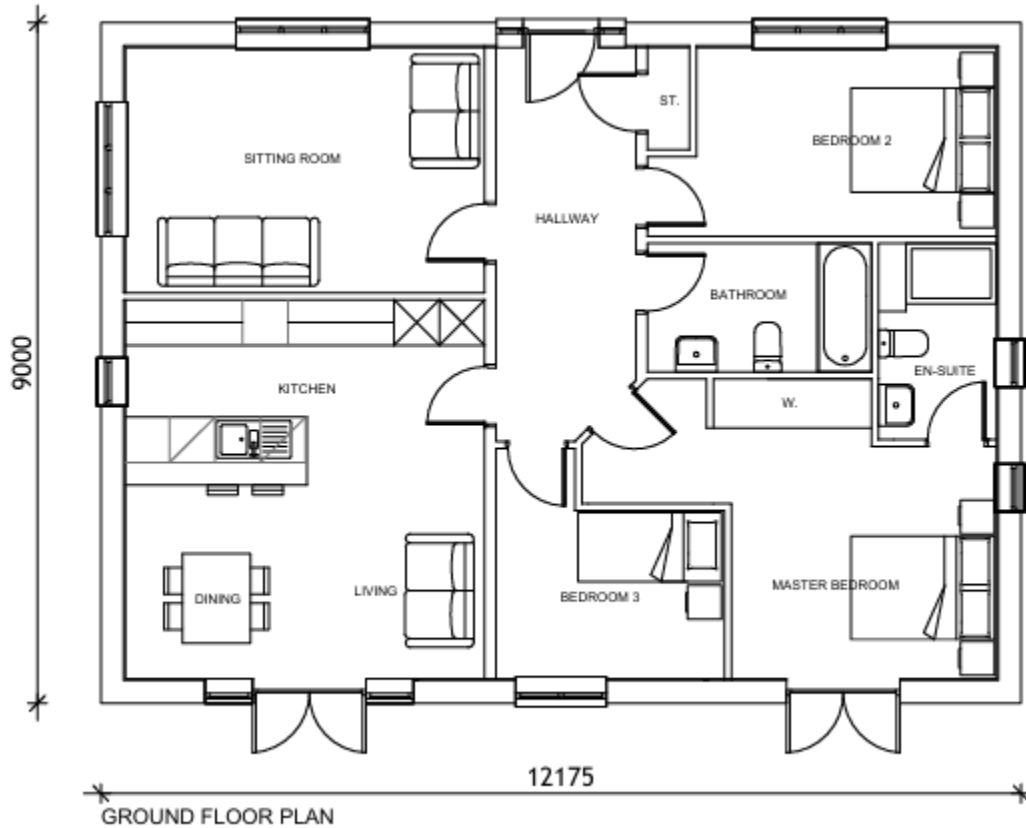


REAR ELEVATION



SIDE ELEVATION

Proposed Floor Plans



The site is located to the end of a cul-de-sac which comprises of two storey semi-detached properties located to the west, east and south of the application site. Although there are exceptions, the majority of surrounding dwellings are orientated towards the highway and are relatively consistent in terms of their scaling, spacing, form and design characteristics, as well as their set-back from the highway. Dwellings are constructed of red brick with some dwellings featuring tile hanging, render and cladding. In terms of the footprint, surrounding dwellings are relatively consistent, and the sizes of the plots in which the dwellings are located are also relatively consistent in size. The land to the north of the site land comprises of allotment land. Further to the east of the application site, and behind the dwellings which front on to Central Road, is a modern development of backland housing.

The site itself comprises of an area of scrub land, irregular in shape and open to the west but is otherwise fenced with the rear boundaries of properties facing outwards on to the adjacent roads, and all vegetation within the site and tree cover to the northern boundary of the site has been cleared and felled. The application seeks permission for the erection of one detached bungalow which would be constructed of facing brick with tiled hipped roof. The dwelling would be orientated to face north, with an access road proposed to run along the northern boundary of the site.

Views of the dwelling from the nearest parts of Garfield Road would be limited however, the dwelling would be visible when viewing from the allotment land to the north.

The dwelling would be located relatively central within the site, with a garden area to the rear (south) and side (west) and an access drive to the north, off Garfield Road. Off-street parking would be located to the east of the proposed dwelling, sitting adjacent to the side boundary of No.34 Garfield Road. Consideration has been given to the overall layout of the scheme, to include the parking layout proposed.

In terms of the proposed layout, whilst the proposed footprint of the dwelling is large and single storey, unlike the other properties along Garfield Road, it is considered that this form of development would be preferable to a two-storey dwelling in this location, which would have more potential to impact neighbour amenity.

Although the dwelling would constitute a backland form of development, extending built form into undeveloped areas of land, the scheme would not extend any further to the north than existing built development to the eastern side of Garfield Road. Additionally, the site is located within a parcel of land which is not highly visible from Garfield Road.

The rear garden of the dwelling would be at least equal to the footprint of the property, which meets the minimum required standard outlined in Paragraph 11.31 of the Council's Good Design for North West Leicestershire SPD. A planning condition is recommended to be imposed to remove permitted development rights to ensure that no further extensions to the dwelling, or the construction of outbuildings, could take place without the express consent from the Local Planning Authority having first been obtained, in order to preserve the amenities of future occupiers

It is considered that the site could accommodate all of the necessary requirements (private gardens, bin storage, parking/turning space) without being too cramped or resulting in over-development. 1.8 metre high close boarded fencing is already in place along the boundaries with the neighbouring properties and conditions are proposed to secure details of landscaping, along with boundary treatments.

Therefore, on balance it is considered that the proposal would not be significantly harmful to the character and visual amenities of Garfield Road, and the wider locality to justify a reason for refusal under Policies D1 and En3 of the Local Plan, Policies G1 and G3 of the Hugglescote and Donington le Heath Neighbourhood Plan and the Council's Good Design SPD.

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 Hugglescote and Donington le Heath Neighbourhood Plan (2021) also supports the safeguarding of residential amenity through Policy G3: Design, which requires new developments to respect the privacy, outlook, and general living conditions of existing and future occupants.

The properties most immediately impacted on as a result of the development would be No. 46 Garfield Road to the west, Nos. 36 and 38 to the south and No. 34 to the east.

The rear wall of No. 46 Garfield Road would be located 13m away from the closest point of the proposed dwelling. There are two windows within the first floor rear elevation of No. 46, one believed to serve a bedroom and one being an obscure glazed bathroom window. Due to the separation distance along with the fact that the proposed dwelling is single storey, it is not considered that the proposal would result in any unacceptable loss of privacy or overlooking towards No. 46 or the proposed new dwelling.

While the proposed access would result in vehicles passing in close proximity to the neighbouring dwelling, the situation would not be dissimilar to a development on a corner site with a side road running close to dwellings and their rear gardens, which takes place elsewhere in the locality. . Furthermore, the number of vehicular movements associated with the proposed dwelling would not be significant and is not considered to result in unacceptable noise impacts.

The side wall of No. 34 Garfield Road would be located approximately 7.6m away from the closest point of the proposed dwelling. There is one first floor window within the side elevation which is believed to serve a landing. Due to the proposed siting of the dwelling within the parcel of land and it being single storey, it is not considered that there would be any unacceptable loss of privacy or overlooking towards No. 34 or the proposed new dwelling.

The neighbouring dwellings to the south, Nos. 36 and 38 are situated approximately 20m from the flank wall of the proposed dwelling. Given this separation, it is not considered that there would be any unacceptable impacts on the occupiers in terms of overlooking, overbearing or loss of light.

The Good Design SPD states that rear private garden spaces must be at least equal to the footprint of the property. This is a minimum required standard. It is considered that the proposed dwelling would benefit from an adequate rear garden having regard for the size of the dwelling.

Due to the single storey scale of the proposed development, it is not considered that there would be significant loss of outlook or overbearing impacts as a result of the development. Overall, it is not considered that the proposal would result in harm to the living conditions of the occupiers or future occupiers of any neighbouring dwellings or the proposed new dwelling.

The Environmental Protection team has not raised any objections or concerns in relation to noise or disturbance however, conditions have been recommended for a Construction Environmental Management Plan (CEMP) to be submitted and to restrict the hours of construction/demolition work. However, it is not considered reasonable for a CEMP to be required as most of the requirements of the CEMP are covered by other legislation and the County Highway Authority has not requested a construction traffic management plan.

Overall, it is considered that the proposed development would accord with Policy D2 of the Local Plan, the Council's adopted Good Design SPD, Policy G3 of the Hugglescote and Donington le Heath Neighbourhood Plan and Paragraph 135 of the NPPF.

Highway Considerations

Neighbours have raised concerns with regard to access and parking at the property. These concerns will be considered in the section below.

Policy IF4 of the North West Leicestershire Local Plan (2021) requires that development proposals consider the impact on the highway network and environment, including climate change. It also requires the incorporation of safe and accessible connections to the transport network, enabling travel choices for residents, businesses, and employees, particularly by non-car modes. Policy IF7 stipulates that development must provide adequate parking for vehicles and cycles to avoid highway safety issues and to minimise the impact on the local environment.

The Hugglescote and Donington le Heath Neighbourhood Plan also contains relevant policies, particularly Policy T2 and G3, which supports sustainable travel and encourages the provision of sufficient parking, safe walking routes, and access to public transport. This policy aligns with the Local Plan's emphasis on promoting sustainable transport solutions and reducing reliance on private vehicles.

Access to the site is proposed from Garfield Road, which is an adopted unclassified road, subject to a 30mph speed limit. The access would run to the north of No.46 Garfield Road.

Leicestershire County Council Highway Authority (CHA) has been consulted and raised no objection, stating that parking for the development is adequate and the access width is acceptable. The CHA has noted that access at a 90 degree angle would be preferable but have raised no concerns taking into account the site-specific circumstances.

The application proposes a two-bedroom dwelling. In accordance with Table 28 of the LHDG, two parking spaces should be provided for the proposed dwelling. The proposed parking provision on the site consists of two tandem parking spaces which would be located to the east of the dwelling. Whilst the use of tandem spaces can sometimes result in an overspill of on street parking, it is considered unlikely in this case, due to the driveway and turning space available within the site. This would allow sufficient car parking for the proposed dwelling.

The site layout allows vehicles to enter, turn and exit in a forward gear, which reduces potential safety concerns. Overall, it is therefore considered that sufficient parking would be available for future occupiers, subject to conditions that secure the parking in perpetuity.

In respect of access for waste vehicles, the Council's Waste Services team has advised that residents of the proposed dwelling would be required to present their waste and recycling receptacles at the kerbside to the adopted highway of Garfield Road, and a condition could be imposed to secure this. Therefore, the Council's waste collection vehicles would not be required to drive along the access drive or enter the site.

In respect of emergency vehicles, the CHA has not raised any concerns in respect of this matter. Matters relating to detailed emergency access arrangements are also subject to separate consideration under the Building Regulations.

Taking the above into account the proposal is not considered to result in an unacceptable impact on highway safety or the wider highway network. This would therefore comply with Policies IF4 and IF7 of the North West Leicestershire Local Plan, Policy T2 of the Hugglescote and Donington

le Heath Neighbourhood Plan and the relevant paragraphs of the NPPF as well as the Leicestershire Highway Design Guide.

Ecology and Biodiversity Net Gain

Policy En1 of the Local Plan seeks to protect and enhance biodiversity and ecological networks. The policy requires developments to avoid significant harm to habitats and species, and where this cannot be avoided, to mitigate or compensate for any impacts. Developments should also contribute positively to the enhancement of biodiversity within the District. Paragraph 187 of the National Planning Policy Framework (NPPF) reinforces these principles by requiring developments to minimise biodiversity impacts and provide net gains where possible, ensuring the protection of important habitats and species.

The proposed development involves the loss of bramble scrub which may serve as a habitat for local wildlife.

Leicestershire County Council Ecology has been consulted and has advised that the Biodiversity Net Gain (BNG) Report (ALCA Ecology) has been reviewed. The assessment, which stipulates no further surveys are required, is considered by the Ecology team to be satisfactory.

A Biodiversity Net Gain Report and associated metric have been submitted as part of the application which demonstrates an overall loss of 0.22 habitat units (75.28% loss).

Whilst concerns have been raised by neighbours regarding the validity of the metric, stating that the baseline is inaccurate, Leicestershire County Council Ecology Team have confirmed that the habitat degradation is noted in the BNG report, and the earlier date is stated in the application form has been deemed to be acceptable.

The applicant has informed the Local Planning Authority that they intend to purchase biodiversity units on the market to off set the biodiversity impact from this development. Evidence of those units being purchased would need to be submitted to the Local Planning Authority for approval to discharge the mandatory Biodiversity Gain Plan condition if this application is approved. Consideration has been given to the biodiversity mitigation hierarchy which encourages any losses to be mitigated on the loss site itself. However, in this case, there is very limited scope to provide the required biodiversity net gain requirements within the boundaries of the application site. Therefore, purchasing biodiversity units from the market is considered to be acceptable in this case.

The site is located within a 'Swift Alert' zone as it is within 250m of a number of recorded nest sites. As such, Leicestershire County Council Ecology have requested a condition requiring the submission of a biodiversity enhancement scheme to include at least two woodcrete/integrated bird boxes.

In conclusion, subject to the above mentioned mandatory BNG condition, the proposal is considered to be acceptable in ecological and biodiversity net gain terms and would be in accordance with Policy En1 of the Local Plan, and relevant sections of the NPPF and the statutory provisions of the Environment Act.

Flood Risk

Policy Cc2 of the Local Plan (2021) seeks to minimise the risk and impact of flooding through: (a) Directing new development to areas with the lowest probability of flooding; and (b) Ensuring that all new development addresses the effective management of all sources of flood risk; and (c) Ensuring that development does not increase the risk of flooding elsewhere; and (d) Ensuring wider environmental benefits of development in relation to flood risk.

A number of objections have been received on grounds of flooding impacts, and that the development would result in the exacerbation of existing surface water flooding issues, including due to the removal of trees and vegetation along the site's northern boundary.

The site lies within Flood Zone 1 which is the lowest risk area for fluvial flooding. The site is also at a 'very low risk' of surface water flooding apart from some very limited areas at low risk of surface water flooding along part of the site's northern boundary. The application would result in an increase of surface water run off from the existing situation on site due to the increase in hard surfacing and area covered by the dwelling. In this case, there are no fluvial or pluvial flood risk concerns in relation to this proposal. The application proposes the use of a soakaway to dispose of surface water which is considered to be acceptable, and a condition is recommended to be imposed requiring that the proposal utilises a sustainable drainage system so that surface water runoff does not exceed the runoff rates for the site in its existing vegetated form and flow rates to the mains sewer system are lowered. The Building Regulations sets out the requirements for the details of surface water drainage schemes.

Overall, subject to the imposition of a planning condition to secure a suitable surface water drainage scheme, it is considered that the proposal would be acceptable in terms of drainage, fluvial and pluvial flood risks and so a reason for refusal on the grounds of flood risk could not be justified under Policies Cc2 and Cc3 of the North West Leicestershire Local Plan (2021), the NPPF and the PPG.

Waste Storage and Collection

Several concerns have been received regarding the collection of waste from the site.

In this case, the bin storage areas for the dwelling could be provided within 25 metres of the public highway, where bins would need to be left for collection as the Council's waste collection vehicles would not be able to enter the site. The Building Regulations requirement for bins to be stored no more than 25 metres from a bin collection point would therefore not be exceeded in this case. However, this is separate legislation and there is no requirement in the Local Plan (2021) or Good Design SPD to meet this requirement.

A bin collection point adjacent or near to the roadside would be required given there is no public footpath to the front of the site for waste receptacles to be placed on collection day. This could be accommodated without adversely impacting on visual and residential amenities, trees or highway safety. A planning condition is recommended to be imposed to secure full details of bin storage and collection arrangements.

Other Matters

Impact on views is not a planning matter and cannot be taken into account in the determination of planning applications. Issues with water pressure is a matter for Severn Trent Water. The site is not in a minerals consultation zone nor close to any existing waste management sites.

Conclusion

The proposed development has been assessed against relevant local and national policies. The principle of development is acceptable under Policy S2 of the Local Plan and Policy G1 of the Neighbourhood Plan and the design would not result in unacceptable harm to the living conditions of neighbours, the street scene, nor would there be adverse highway safety impacts or adverse impacts on ecology, biodiversity or flood risk, subject to conditions.

The proposal would make efficient use of an underutilised site in a sustainable location and would provide an additional dwelling to the Council's housing land supply. These matters weigh in favour of the development and there are no harms identified that would justify a refusal of the application.

Overall and on balance, the proposal is considered to accord with the Local and Neighbourhood Plans and NPPF when taken as a whole. The application is therefore recommended for approval, subject to conditions.