

Mr And Mrs Muddimer
c/o David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby De La Zouch
LE65 1DB

Application reference 25/01768/FUL

Registered 22 December 2025

Decision Date 4 February 2026

PLANNING PERMISSION

Town and Country Planning Act 1990

Erection of two storey side and rear extension and single storey rear extensions, oak canopy porch, new render, erection of raised terrace and associated works at 48 Highfields Close Ashby De La Zouch Leicestershire LE65 2FN

In pursuance of its powers under the Town and Country Planning Act 1990 North West Leicestershire District Council hereby grants planning permission for the above development in accordance with the application and plans submitted subject to and as may be modified by the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

- Location Plan;
- Drawing no. 25.4535.06 [Proposed Block Plan, Site and Roof Plan];
- Drawing no. 25.4535.07 [Proposed Elevations]; and
- Drawing no. 25.4535.08 [Proposed Floor Plans]

all received by the Local Planning Authority on 22 December 2025.

Reason: To determine the scope of this permission.

- 3 The external materials to be used in the development hereby permitted shall be in strict accordance with those specified on the application form/approved drawings.

Reason: To ensure a satisfactory standard of external appearance.

- 4 The first floor window inserted on western wall forming the side elevation of the proposed two storey extension to the dwellinghouse shall be:
- (a) obscure-glazed, to Pilkington Standard 3 or its equivalent, and
 - (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed,

and which shall thereafter be retained unless planning permission has first been granted by the Local Planning Authority.

Reason: To avoid the possibility of overlooking in the interests of preserving the amenities of residents.

- 5 No part of the development hereby permitted shall be occupied until the scheme of parking provision shown on drawing number 25.4535.06 received by the Local Planning Authority on 22 December 2025 has been provided in full and surfaced in a hardbound material. Thereafter, the onsite parking provision shall be retained and be available for such use.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally.

INFORMATIVES :-

1 IMPORTANT - Biodiversity Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be North West Leicestershire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun, because one or more of the statutory exemptions or transitional arrangements is/are considered to apply, in this case being that the permission which has been granted is for development which is exempt being:

Householder development, which is development which is the subject of a householder application as defined within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2 Planning permission has been granted for this proposal. The Local Planning Authority acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Local Planning Authority has therefore acted proactively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 39) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

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

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

- 4 In relation to condition 5, the Leicestershire Highway Design Guide provides that off-street parking spaces should have minimum dimensions of 2.4m x 5.5m (0.5m should be added to the width if the parking space is bound by a wall, fence, hedge, line of trees or other similar obstructions on 1 side and 1m should be added if bound on both sides).

For a garage space to qualify as a parking space, garages should have the following minimum internal dimensions:

- Standard single = 6m x 3m, with minimum door width of 2.3m;
- Double = 6m x 6m, with minimum door width of 4.2m.

Your attention is drawn to the enclosed notes.

Signed:



Jenny Davies
Planning and Development Team Manager
Proper Officer of the Council

NOTE TO APPLICANT

□ **THIS IS A PLANNING PERMISSION ONLY.** Separate approvals or consents may be required for the following:-

- **Building Regulations.** Approval is required for new buildings, extensions, some internal alterations and certain changes of use. Work must not commence until Building Regulation Approval has first been obtained. If in doubt contact the District Council offices.
- **Listed Buildings.** It is an offence to alter or demolish any part of a Listed Building without first having obtained Listed Building Consent. This includes fixtures, walls and structures within the curtilage. If in doubt contact the District Council offices.
- **Demolition of Buildings in Conservation Areas.** It is an offence to demolish a building or part of a building (with some minor exceptions within a Conservation Area) or to demolish any part of a wall which is over 1m in height which abuts a highway or which is over 2m in height in any other case.

- **Vehicular access and works within the highway**

Planning Permission does not give you approval to work on the public highway. To carry out off-site works associated with this planning permission, separate approval must first be obtained from Leicestershire County Council as Local Highway Authority. This will take the form of a minor/major section 184 permit or a section 278 agreement. It is strongly recommended that you make contact with Leicestershire County Council at the earliest opportunity to allow time for the process to be completed. The Local Highway Authority reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway. For further information please refer to the Leicestershire Highway Design Guide which is available at <https://resources.leicestershire.gov.uk/lhdg>

Public Rights of Way

A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. A separate application for a diversion of an existing Public Right of Way should be submitted under the Town and Country Planning Act 1990 to the Local Planning Authority. The applicant is not entitled to carry out any works directly affecting the legal line of Public Rights of Way until a Diversion Order has become operative. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required.

- **APPEALS TO THE FIRST SECRETARY OF STATE.**

- If you want to appeal against your local planning authority's decision to grant permission subject to conditions then you must do so within 6 months of the date of this notice.
- Householder appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- Appeals relating to all other non-householder schemes can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- **The First Secretary of State** can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- **The First Secretary of State** need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- **In practice**, the First Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

□ **PURCHASE NOTICES.** If either the local planning authority or the First Secretary of State refuses permission to develop land or grants subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- **In these circumstances**, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- **SCREEN WALLS AND FENCES: SAFETY AND STABILITY.** The developer should ensure that any screen wall or fence proposed in the application, or required by planning condition, is designed and constructed to ensure structural stability, particularly in high winds. Felt damp-proof courses should not be used in free standing walls.

- **SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS AND BUILDINGS TO WHICH THE PUBLIC ARE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS.** The Local Planning Authority is required to bring your attention the requirement of the Chronically Sick and Disabled Act 1970 (Sections 4, 6, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for disabled persons within the building. Your attention is also drawn to the Code of Practice, BS5810 : 1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2 Park Street, London, W1A 2BS. (Tel: 020 7629 9000) and (in so far as educational buildings are concerned), to Design Note 18 "Access for the Physically Handicapped to Educational Buildings".

The buildings to which these requirements apply are:-

- a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick and Disabled Persons Act 1970 applies.
- b) Office, Shops and Railway Premises as defined in the Offices, Shops and Railway Premises Act 1963 or premises deemed to fall within that Act.
- c) Factories as defined by Section 175 of the Factories Act 1961.
- d) Educational buildings as defined by Section 29B of the Disabled Persons Act 1981.

□ **LIMITATIONS ON STORAGE BUILDINGS : LEICESTERSHIRE ACT 1985 - SECTION 53.** You are advised that if more than 7,000 cubic metres of space in any building is used for storage purposes, the requirements of Section 53 of the Leicestershire Act

1985 come into effect. This enables the District Council to require the subdivision of buildings or (as is more likely) to require fire detection/precaution/extinguishment measures to be incorporated. You are advised to seek advice from Building Control before proceeding with any such use.