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Direct dial 0115 914 8511
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Our reference:
Your reference:
Date: Wednesday, 6 May 2026

To all Members of the Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Thursday, 14 May 2026 at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sara Pregon
Monitoring Officer

AGENDA

1. Apologies for Absence and Substitute Members
2. Declarations of Interest

[Link to further information in the Council's Constitution](#)

3. Minutes of the Meeting held on 12 February 2026 (Pages 1 - 2)
4. Planning Applications (Pages 3 - 40)
The report of the Director – Development and Economic Growth
5. Planning Appeals (Pages 41 - 46)
The report of the Director – Development and Economic Growth

Email:
customerservices
@rushcliffe.gov.uk

Telephone:
0115 981 9911

www.rushcliffe.gov.uk

Postal address
Rushcliffe Borough
Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Membership

Chair: Councillor R Walker

Vice-Chair: Councillor A Brown

Councillors: T Birch, S Calvert, J Chaplain, S Ellis, E Georgiou, S Mallender, D Mason, C Thomas and T Wells

Meeting Room Guidance

Fire Alarm Evacuation: in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble at the far side of the plaza outside the main entrance to the building.

Toilets: are located to the rear of the building near the lift and stairs to the first floor.

Mobile Phones: For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

Microphones: When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

Recording at Meetings

National legislation permits filming and recording by anyone attending a meeting. This is not within the Council's control.

Rushcliffe Borough Council is committed to being open and transparent in its decision making. As such, the Council will undertake audio recording of meetings which are open to the public, except where it is resolved that the public be excluded, as the information being discussed is confidential or otherwise exempt



**MINUTES
OF THE MEETING OF THE
PLANNING COMMITTEE
THURSDAY, 12 FEBRUARY 2026**

Held at 6.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West
Bridgford
and live streamed on Rushcliffe Borough Council's YouTube channel

PRESENT:

Councillors R Walker (Chair), A Brown (Vice-Chair), T Birch, S Calvert, J Chaplain, S Ellis, S Mallender, C Thomas, T Wells, E Georgiou (as substitute) and H Parekh (as substitute)

OFFICERS IN ATTENDANCE:

S Brannon	Assistant Director of Planning
A Cullen	Planning Manager - Development
K Hancock	Planning Policy Officer
A Walker	Borough Solicitor
E Richardson	Democratic Services Officer

APOLOGIES:

Councillors D Mason

30 Declarations of Interest

There were no declarations of interest.

31 Minutes of the Meeting held on 8 January 2026

The minutes of the meeting held on 8 January 2026 were agreed as a true record and were signed by the Chair.

32 Planning Applications

The Committee considered the written report of the Director - Development and Economic Growth relating to the following application, which had been circulated previously.

Councillor S Mallender arrived after the start of discussions for the following item and did not contribute to the discussion nor vote on this item.

32.1 25/01188/FUL - Internal alterations and first floor extension over existing single storey dental surgery to provide additional dental services and facilities - Hilton Dental Surgery, 1 Hilton Crescent, West Bridgford

Updates

In accordance with the Council's Public Speaking Protocol for Planning Committee, Mr K Missan (Applicant) and Councillor D Viridi (Ward Councillor) addressed the Committee.

Comment

Members of the Committee commented on the shortage of NHS dental provision and therefore the importance of this service to the local community. Members of the Committee questioned Highways finding there not to be convenient public transport and thought there to be many buses that regularly passed nearby. In relation to parking, Members of the Committee thought there to be sufficient parking options, including the car park at Alford Road within five minutes' walk. Members of the Committee were conscious to balance the benefit of the increased provision against negative impact and discussed the importance on not inhibiting emergency vehicles. The Committee suggested that the Applicant could produce a Travel Plan, secure the six off-street staff parking spaces with Leawood Manor Care Home as outlined in the application and advise patients about suitable parking options to mitigate any impact.

Councillor H Parekh moved to reject the recommendation and grant permission, subject to Conditions as delegated to Officers including a condition requiring the provision of a Travel Plan, this was seconded by Councillor S Ellis and the vote was carried.

DECISION

PLANNING PERMISSION BE GRANTED SUBJECT TO CONDITIONS, THE DETAILS OF WHICH ARE DELEGATED TO THE DIRECTOR FOR DEVELOPMENT AND ECONOMIC GROWTH.

Councillor S Mallender rejoined the meeting.

33 Planning Appeals

The Committee noted the Planning Appeal Decisions report which had been circulated with the agenda.

The meeting closed at 7.15 pm.

CHAIR



Rushcliffe
Borough Council

Planning Committee

Thursday, 14 May 2026

Planning Applications

Report of the Director – Development and Economic Growth

PLEASE NOTE:

1. Slides relating to the application will be shown where appropriate.
2. Plans illustrating the report are for identification only.
3. Background Papers - the application file for each application is available for public inspection at the Rushcliffe Customer Contact Centre in accordance with the Local Government Act 1972 and relevant planning legislation/Regulations. Copies of the submitted application details are available on the website <http://planningon-line.rushcliffe.gov.uk/online-applications/>. This report is available as part of the Planning Committee Agenda which can be viewed five working days before the meeting at <https://democracy.rushcliffe.gov.uk/ieListMeetings.aspx?Committeeld=140> Once a decision has been taken on a planning application the decision notice is also displayed on the website.
4. Reports to the Planning Committee take into account diversity and Crime and Disorder issues. Where such implications are material they are referred to in the reports, where they are balanced with other material planning considerations.
5. With regard to S17 of the Crime and Disorder Act 1998 the Police have advised they wish to be consulted on the following types of applications: major developments; those attracting significant numbers of the public e.g., public houses, takeaways etc.; ATM machines, new neighbourhood facilities including churches; major alterations to public buildings; significant areas of open space/landscaping or linear paths; form diversification to industrial uses in isolated locations.
6. Where the Planning Committee have power to determine an application but the decision proposed would be contrary to the recommendation of the Director – Development and Economic Growth, the application may be referred to the Council for decision.
7. The following notes appear on decision notices for full planning permissions:
“When carrying out building works you are advised to use door types and locks conforming to British Standards, together with windows that are performance tested (i.e. to BS 7950 for ground floor and easily accessible windows in homes). You are also advised to consider installing a burglar alarm, as this is the most effective way of protecting against burglary.

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at

<http://www.rushcliffe.gov.uk/planningandbuilding/buildingcontrol>

Application	Address	Page
25/00325/FUL	Maythorn, Bunny Lane, Keyworth, Nottinghamshire, NG12 5LP	
	Demolition of a dwelling and erection of 3 detached dwellings with associated access, parking, landscaping and other infrastructure works	
Ward	Keyworth and Wolds	
Recommendation	Planning permission be granted subject to conditions	

Application	Address	Page
24/02150/FUL	Church Close House, 50 Main Street, Kinoulton, Nottinghamshire NG12 3EN	
	Demolition of outbuildings, Proposed one and two-storey extension works, associated internal alterations, solar panels, vehicular gate new pedestrian entrance with gate and pillars	
Ward	Nevile And Langar	
Recommendation	planning permission be granted subject to conditions	



Application Number: 25/00325/FUL

Maythorn
Bunny Lane
Keyworth
Nottinghamshire
NG12 5LP



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25/00325/FUL

Applicant Mr Norman Davill

Location Maythorn, Bunny Lane, Keyworth, Nottinghamshire, NG12 5LP

Proposal Demolition of a dwelling and erection of 3 detached dwellings with associated access, parking, landscaping and other infrastructure works

Ward Keyworth And Wolds

THE SITE AND SURROUNDINGS

1. The application relates to a detached bungalow and an adjacent area of overgrown land located to the north of Bunny Lane on the western edge of Keyworth. The site abuts open fields to the west and to the south on the opposite side of Bunny Lane. There is a residential development of 221 dwellings to the north and east of the site that was approved under reference 18/02515/FUL. An associated temporary parking area/ construction compound is located beyond the rear of the application site.
2. The site is inset from the Green Belt and falls within the housing allocation at Land South of Debdale Lane as defined under Policy 4.3 of the Local Plan Part 2: Land and Planning Policies.

DETAILS OF THE PROPOSAL

3. The application seeks planning permission for the demolition of the existing bungalow and the erection of three detached two storey, 4-bed dwellings. A shared access from Bunny Lane is proposed for plots 1-2 and a separate access is proposed for plot 3. The dwellings would each be faced in brick with a tiled roof. The dwellings would be of a traditional pitched roof design with varying roof forms proposed to each dwelling. Each dwelling would feature an integral garage.
4. The plans and details of the proposal can be found [here](#).

SITE HISTORY

5. 23/02231/FUL- Demolition of Dwelling and erection of 3 detached dwellings with parking. Refused in 2024.

REPRESENTATIONS

Ward Councillor(s)

6. One Ward Councillor (Cllr Wells) objects to the application, dated 31 March 2025 as follows: "Over intensive for the plot, with the topography of the land, and a dangerous road".

7. The Ward Councillor (Cllr Wells) submitted comments on 19th March 2026 maintaining an objection, commenting that the applicant states that 2 street signs and a lamppost would need to be moved to allow the access of plot 1 and 2, which is where the 30mph speed limit starts. The speed limit is 60mph going up the hill toward those plots. Clarification sought as to where highways are going to place the signage for road safety.
8. No comments received from other Ward Councillors.

Town/Parish Council

9. Keyworth Parish Council object for the following reasons:
 - a. Over-intensive
 - b. Exit is completely inappropriate and dangerous
 - c. Note that recent works to the adjacent mast were deemed unsafe for entry and exit, therefore 2-way traffic lights were installed, this equally applies to the development.

Statutory and Other Consultees

10. **Highway Authority (Nottinghamshire County Council)** submitted comments on 14th April 2025, noting that from the information provided it does not appear that suitable visibility splays can be achieved. A number of other points in relation to access are detailed in the consultee response and the Highway Authority note that they are unable to provide a favourable response to the application unless the points raised in their consultee response can be satisfactorily addressed.
11. Following the receipt of a response letter from the applicant's highway consultant, the Highway Authority provided further comments on 6th January 2026 noting that the submitted information confirms that suitable visibility splays are achievable from the proposed access points in both the vertical and horizontal planes. However there are a number of points that still need to be addressed in relation to frontage footway provision, on-site parking and turning, and bin collection points.
12. Following the receipt of amended plans, the Highway Authority submitted further comments on 13th February 2026 removing their objection subject to the conditions and informatives detailed within the consultation response.
13. **Borough Council's Environmental Sustainability Officer** notes that the submitted Preliminary Ecological Appraisal is in date and appears to have been carried out in accordance with good practice. No protected species are recorded on site. Recommendations for reasonable avoidance measures and enhancement measures are detailed in the consultee response. It is unlikely that the development would have a detrimental impact on populations of protected species provided these recommendations are implemented. The general Biodiversity Net Gain condition would apply to the development, however the scheme does not currently meet the regulations due to the loss of habitat units, therefore offsite BNG or statutory credits would be required to discharge the general Biodiversity Gain Condition.
14. **Borough Council's Design and Landscape Officer** comments that the trees on site are generally of low quality with a moderate quality holly on the eastern

boundary and a moderate quality Sweet Gum, Birch and Leylandii to the frontage. There is no overall objection, but clarification is sought as to which trees will be retained and removed. Tree protection measures should be conditioned. The landscape plan is generally acceptable, clarification is sought for the boundary treatment to the south east corner of the site alongside the garage. The indicative trees that are shown beyond the eastern boundary do not exist and this elevation would be more visible from the adjacent public open space than the landscaping plan suggests. It is unclear what the intention is for the roadside vegetation and whether it would be retained and gapped up, or removed and replanted.

15. Following the receipt of additional information, the Design and Landscape Officer provided further comments noting that the submitted tree removal plan clearly and adequately shows tree removal and retention. The landscape plan is appropriate for the site, with a suitable mix of both ornamental and native species depending on their location within the site, with the more ornamental planting in the rear gardens. An arboricultural method statement would need to be conditioned in accordance with BS5837:2012 to ensure the retained trees are protected during the works.

Local Residents and the General Public

16. A representation has been received from one neighbour/ member of public objecting to the application with comments summarised as follows:
 - a. Inadequate visibility for cars pulling out of the new development and the Keyworth Rise development, compromising safe access.
17. A representation has been received from one neighbour/ member of public neither objecting to nor supporting the application with comments summarised as follows:
 - a. Restricted view of cars entering the village, dangerous location for 3 dwellings
 - b. Houses much higher than existing bungalow
 - c. Bloor homes site sets all dwellings well back from Bunny Lane to retain the open character when entering the village
 - d. Falls within the cordon sanitaire, properties likely to suffer from odour and flies
 - e. Plot appears very small for 3 large family homes.
18. The full comments received from all consultees can be found [here](#).

PLANNING POLICY

19. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). The adopted Keyworth Neighbourhood Plan (KNP) is a material planning consideration. Other material considerations include the National Planning Policy Framework (NPPF) (2024), the National Planning Practice Guidance (the Guidance), and the Rushcliffe Design Code which was adopted on 1st September 2025.

Relevant National Planning Policies and Guidance

20. The relevant policies from the NPPF are:

- Paragraph 11c)
- Chapter 2 (Achieving sustainable development)
- Chapter 4 (Decision-making)
- Chapter 5 (Delivering a sufficient supply of homes)
- 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).

21. A copy of the National Planning Policy Framework 2024 can be found [here](#).

22. A copy of the Planning Practice Guidance can be found [here](#).

Relevant Local Planning Policies and Guidance

23. The relevant policies from the LPP1 are:

- Policy 1 (Presumption in Favour of Sustainable Development)
- Policy 3 (Spatial Strategy)
- Policy 8 (Housing Size, Mix and Choice)
- Policy 10 (Design and Enhancing Local Identity).

24. The relevant policies from the LPP2 are:

- Policy 1 (Development Requirements)
- Paragraph 3.10
- Policy 4.3 (Land South Of Debdale Lane)
- Policy 12 (Housing Standards)
- Policy 18 (Surface Water Management)
- Policy 37 (Trees and Woodlands)
- Policy 38 (Non- Designated Biodiversity Assets and the Wider Ecological Network).

25. The relevant policies from the KNP are:

- Policy TA2 - Highways and Access
- Policy TA3 - Parking Standards
- Policy H1 - Housing Strategy
- Policy H2 - Type and Tenure
- Policy H3 - Design Requirements for New Development
- Policy HC3 - Key Views.

26. The policies in the Core Strategy and Local Plan Part 2 are available in full along with any supporting text [here](#).

APPRAISAL

Principle of development

27. LPP1 Policy 3 (Spatial Strategy) identifies the settlement hierarchy for sustainable development which should be focused on the main built-up area of Nottingham; and six Key Settlements identified for growth which includes Keyworth. The site falls within the housing allocation site at Land South of Debdale Lane as defined under Policy 4.3 of the LPP2 and it is inset from the

Green Belt. Policy H1 of the Keyworth Neighborhood Plan supports housing development on the sites allocated with the LPP2.

28. Policy 4.3 allocates the land to the south of Debdale Lane for the development of around 190 homes. Planning permission has already been granted for 221 homes and the works associated with this are well underway. The wording of the policy allows for around 190 homes, and the approval was for in excess of this number. In the context of the approved development it is considered that a net addition of 2 dwellings to the site would not go beyond what the allocation sets out to an unacceptable extent.
29. The policy requirements for the allocated site include:
 - a. pedestrian and cycle access should be achieved via Croft Road;
 - b. Green Infrastructure will include a landscape buffer along the site's western boundary;
 - c. the two northern fields (adjacent to Debdale Lane) remain in the Green Belt and should comprise a landscape buffer and multifunctional open space;
 - d. a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
 - e. it should be consistent with other relevant policies in the Local Plan.
30. The pedestrian and cycle access has been accounted for in the approved development and the proposal can do no more in respect of this. The proposal would not conflict with the ability of the wider development to comply with subparagraphs b) and c). Financial contributions have already been secured through the approved development. This application is not an extension to the approved development, but a development within its own right, with separate access points taken off Bunny Lane. The net increase of 2 dwellings to the overall allocation is not considered to result in the need for further contributions for the improvements as set out in the policy and as such it is considered further contributions associated with this application would not meet the tests of being necessary for the development to be acceptable.
31. Taking the above matters into account it is considered that the principle of development is acceptable in accordance with policy 4.3 of the LPP2 and H1 of the Keyworth Neighbourhood Plan, subject to consideration against other relevant policies within the Local Plan, which will be considered further throughout this report.

Design and Character of the Area

32. Planning permission was previously refused for three dwellings under planning reference 23/02231/FUL. In summary, the application was refused on the basis that:
 1. The proposal would harm the rural character of the street scene and would result in a prominent development outside of the settlement.
 2. In the absence of a preliminary ecological assessment it has not been possible to assess whether the conservation status of populations of protected species would be impacted by the development.
 3. In the absence of visibility splay plans it has not been adequately demonstrated that sufficient visibility could be achieved from the site access, to the detriment to highway safety.
 4. In the absence of an arboricultural survey it has not been demonstrated

that the proposal would not result in harm to or the loss of trees which collectively have amenity value.

33. The application relates to a site currently occupied by a single dwelling, located to the south west of the Bloor Homes residential development approved under 18/02515/FUL. Whilst the site falls within an area allocated for housing, officer concerns were previously raised in relation to the potential prominence and visual impact on the rural character of the street scene, specifically with regard to the scale, design and layout of the proposed dwellings; and the loss of landscaped screening.
34. Revisions were made to the design of the scheme following the refusal of the previous application, including the omission of the side dormer to plot 1, and a reduction in the width of the side projection/ garage on plot 2 to increase the separation between plots 1 and 2.
35. Plot 1 was further amended during the course of this application to reduce the height of the side projecting element by splitting the roof of the side projection into two pitches. Plot 2 has been amended through the omission of the side projection in its entirety, thereby reducing the overall width of the dwelling. As a result of the amendments, the separation distance between the dwellings has been increased to 5 metres.
36. In addition, the massing of the roof to Plot 2 has been reduced through the alteration from a half-hip to a full-hip, and the design of the frontage has been altered to include a second gable, thereby providing a degree of symmetry.
37. The originally submitted plans for Plot 3 featured a two storey front projection linked to a double garage with first floor accommodation above. Together this would have formed a sizeable front projection and officer concerns were raised regarding the visual prominence of this element and its impact on views east-west across the site. The plans were subsequently amended during the application to omit this element.
38. Having regard to the changes made to the scale and design of the dwellings, combined with their set-back from the highway and the proposed supplementary landscaping, it is considered that the revised scheme would be of an appropriate scale and design for the location.
39. The dwellings would be of a relatively traditional built form featuring pitched roofs, chimneys and front gable elements. Each dwelling would be of an individual design with differing roof forms, avoiding an overly uniform appearance of development and adding visual interest to the street scene. The design of the dwellings is considered appropriate to the character of the street scene.
40. The site falls with the 'key settlements' area type within the Rushcliffe Design Code. In considering Code C2.1, the development would respect the pattern of the local area in terms of building lines, plot structure and grain for the reasons set out above.
41. Two separate private drives are proposed, each serving less than 5 dwellings in compliance with Code C.1.31. Details of secure cycle storage and bin storage

would be sought by way of conditions in the event of the grant of planning permission to accord with Codes C.1.38, C.1.39 and C.1.40.

42. To comply with Design Code 4.4, it is recommended that a condition is included requiring the provision of water butts with a minimum 200 litre capacity.
43. It is considered that the revised scheme would be of an appropriate scale and design for the location, resulting in a visually attractive development of a good quality design in accordance with paragraph 135 of the NPPF.

Trees / Landscape

44. Under refusal reason 4 of previous application 23/02231/FUL, it was considered that it had not been demonstrated that the proposal would not result in harm to or the loss of trees which collectively have amenity value. The revised application includes an arboricultural assessment which clearly identifies the trees to be removed and retained along with a landscaping plan to set out future planting arrangements.
45. The application requires tree removal to facilitate the access and siting of the dwellings. The Design and Landscape Officer considers that the trees to be removed are generally of a low quality other than three moderate quality trees to the frontage and a holly to the eastern boundary.
46. The revised landscaping plan proposes the gapping up of the retained frontage hedge along with planting to the west of the site. The Design and Landscape Officer considers the revised landscaping scheme to be appropriate. The frontage parking spaces would be integrated within frontage landscaping in accordance with Design Code 1.25. The dwelling on plot 1 would be set back approximately 10 metres from the western field boundary with intervening planting proposed. Having regard to this set-back and the proposed planting scheme, it is not considered that the development would appear unduly prominent from the adjacent open fields to the west.

Highway Safety

47. The application is supported with a Transport Technical note commissioned by the applicant's transport consultant which assesses the visibility splays from the site. Discussions have taken place with the Highway Authority during the course of the application to clarify matters regarding the measurement of the splays and further information has been provided by the transport consultant to address the queries raised. The Highway Authority confirm in their comments dated 6th January 2026 that suitable visibility splays are achievable on both the horizontal and vertical planes from both of the proposed site accesses.
48. The Ward Councillor's concern regarding the positioning of the 30mph speed limit boundary relative to the application site is noted, however the responsibility for the setting of local speed limits lies with the Highway Authority under separate legislation to the planning process. Notwithstanding this, the visibility splays shown are suitable for the current speed limit for the accesses.
49. The development would achieve sufficient parking and manoeuvring space in compliance with the Nottinghamshire County Council Highway Design Guide. It is considered that an appropriate level of parking can be achieved in line with

Policy TA3 of the Keyworth Neighbourhood Plan. In accordance with Design Code 1.26, a permeable surface or means of sustainable urban drainage shall be secured by way of a condition should planning permission be granted.

50. The dimensions of the proposed access points would meet the requirements of the Highways Design Guide and would allow sufficient space for two vehicles to pass, thereby avoiding vehicles waiting in the highway to turn into the site.
51. It is proposed that a 2 metre wide footway would be provided across the entire site frontage to link to the existing footway to the east of the site. This is to be secured by way of a condition should planning permission be granted.
52. Having regard to paragraph 116 of the NPPF and in the absence of an objection from the Highway Authority as the technical body, it is not considered that the proposal would result in an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe.

Residential Amenity

53. The site currently abuts open fields to the west and south, the landscaped frontage of the Bloor's site to the east and to the north a car park/ building compound associated with that housing development to the north, which is to be restored to a landscaped area. As a result, the closest dwelling on the adjacent site would be approximately 28 metres from the northern boundary of the application site. Given the separation distance it is not considered that the proposal would give rise to undue overbearing or overlooking impacts on the neighbouring properties.
54. The internal living space would comply with the Nationally Described Space Standards with habitable rooms provided with an adequate degree of outlook. Each of the proposed dwellings would be served with a garden space exceeding the minimum size standards within Policy H2 of the Keyworth Neighbourhood Plan.
55. It is acknowledged that there are agricultural operations in the vicinity which could give rise to odour issues. The eastern part of the application site is already occupied by a dwelling and the western part of the site to be developed would be further from the closest agricultural buildings to the south east. It is not considered that the development would significantly change the existing situation in terms of the relationship between residential properties and agricultural uses. The Environmental Health Officer under previous application 23/02231/FUL raised no concerns in this regard.
56. Due to the potential for disturbance arising from traffic using Bunny Lane, a Noise Impact Assessment would be sought by way of a condition in the event of the grant of planning permission, which should include mitigation measures to protect future occupiers of the site from traffic noise. There is a mast located to the west of the site, although this is not considered to result in unacceptable harm to the amenity of the future occupiers of the proposed dwellings.
57. Whilst there are no specific concerns regarding the condition of the site with respect to contaminated land, in the event of the grant of planning permission the testing of any imported soils would be sought to mitigate potential contamination.

Flood Risk / Surface Water

58. The site falls within Flood Zone 1 and within an area at very low risk of surface water flooding. Details of foul and surface water drainage would be secured by way of a condition in the event of the grant of planning permission. In accordance with Design Codes 4.1 and 4.2, SuDS should feature as part of the surface water drainage scheme.

Ecology / Biodiversity

59. The application is accompanied by a Preliminary Ecological Appraisal and Roost Assessment, supported by surveys, which appear to have been carried out in accordance with good practice and is in date. No protected species are recorded on site and it is considered that any potential risks could be managed by reasonable avoidance measures. It is considered that the submitted surveys address previous refusal reason 2. A condition requiring ecological enhancements is recommended, and this should specifically include provision of a minimum of two swift bricks per dwelling, in accordance with Design Code 4.6.
60. With reference to Biodiversity Net Gain, 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. Based on the information provided the application would require the submission and approval of a Biodiversity Gain Plan before development is begun.
61. The BNG metric provided with this application shows that the required mandatory gains cannot be achieved on site and in line with the trading rules. It has not been demonstrated that there is any associated land that can be used to provide off site gains on. As such off site credits through a registered provider would likely need to be purchased but this would be considered as part of the Biodiversity Net Gain condition.

Conclusion

62. For the reasons set out above it is considered that the development accords with the general national and local planning policies considered above and accordingly the approval of planning permission is recommended.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan

Received on 24th February 2025

- Drng No. 2 (Plot 1- Floor Plans)
- Drng. No.3 (Plot 1- Elevations)
- Drng. No.4 (Plot 2- Floor Plans)
- Drng. No.5 (Plot 2- Elevations)
- Drng. No.6 (Plot 3- Floor Plans)
- Drng. No.7 (Plot 3- Elevations)
- Drng. No.8 (Street Scene)

Received on 31st October 2025; and:

- Drng No.1 R2 (Site Layout Plan)
- DR-L-0001 P09 (Landscape Proposals)
- 0100-S1 P06 (Visibility Requirements)

Received on 5th February 2026.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

3. The development hereby permitted shall not proceed beyond damp proof course level until details of materials to be used on all external elevations, and details of any architectural details have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials and details so approved.

[To ensure a satisfactory appearance of development and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS.

The protective barriers must remain in place on the site throughout the construction of the development hereby permitted. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities are permitted within the protected area(s) without the written agreement of Local Planning Authority.

[To ensure that the work is carried out to satisfactory standard to minimise any adverse impact on the health of the tree having regard to policy 37 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019). This is a pre-commencement compliance condition to ensure that damage to the retained trees is mitigated from the onset of any works].

5. The landscaping scheme shown on drawing 0001-P09 (Landscape Proposals), including the gapping up of the existing entrance, shall be implemented within

the first planting season following the completion of the development.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[To ensure the development is of a satisfactory appearance in accordance with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

6. Notwithstanding the provisions of Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order, (or any Order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure other than those approved under condition 5 shall be erected on the site without the written approval of the Borough Council.

[To ensure the development is of a satisfactory appearance in accordance with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

7. Prior to the dwelling progressing above foundation level, details of any frontage hard surfaced areas shall be submitted to and approved in writing by the Borough Council. The hard surfacing shall be either constructed in a permeable material or provisions for sustainable urban drainage shall be made.

[To ensure adequate surface water management in accordance with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. No dwelling shall be occupied until the access driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 6m from the highway boundary, with provisions for drainage to prevent the unregulated discharge of surface water onto the public highway, and a dropped vehicular footway/verge crossing has been provided.

[To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. No dwelling shall be occupied until the existing site access that has been made redundant as a consequence of this consent has been permanently closed and the access crossing has been reinstated as verge/footway.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

10. No dwelling shall be occupied until a 2m wide footway has been provided across the entire site frontage on Bunny Lane linking to the existing footway

provision to the east of the site, details of which shall be first submitted to and approved in writing by the Borough Council.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

11. No dwelling shall be occupied until the visibility splays detailed on plan reference 3601-ADC-ZZ-XX-DR Z-0100 S1 Rev P06 have been provided from the accesses hereby approved. Nothing shall be planted, erected, or be allowed to grow on the areas of land so formed that would obstruct visibility from a height 0.26m above carriageway level, and the visibility splays shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

12. No development shall take place until a Construction Method Statement (CMS) has been submitted to and has been approved in writing by the Local Planning Authority. The CMS shall include:
- a quantitative assessment of site operatives and visitors,
 - a quantitative assessment of the size and number of daily deliveries,
 - a quantitative assessment of the size, number, and type of plant,
 - a plan identifying any temporary access arrangements,
 - a plan of parking for site operatives and visitors,
 - a plan of loading and unloading areas for vans, lorries, and plant,
 - a plan of areas for the siting and storage of plant, materials, and waste,
 - the surface treatment of temporary access, parking and loading and unloading areas, and the routing of vehicles to and from the site exceeding 3.5 tonnes.

The first action on commencement of development, and prior to any further action (including site clearance, site stripping or site establishment) shall be the formation of; any temporary access arrangements; parking areas; and loading, unloading, and storage areas in accordance with the approved CMS and thereafter any temporary access, parking, load and unloading, and storage areas shall be set out and utilised in accordance with the approved CMS and programme. The designated parking, loading, and unloading, and storage areas shall be used for no other purpose during the respective part of the programme.

[To minimise the impact of the development on the public highway during construction in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

13. All vehicles preparing to leave the site during the construction period shall have their wheels thoroughly washed should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway immediately following each occurrence until such time as all mud and debris has been removed.

[To minimise the exportation of mud and debris onto the public highway and to

ensure that this is appropriately dealt with in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

14. No gates or other obstacles shall be erected on the access driveways within 6.0m of the site boundary fronting Bunny Lane and any gates shall be hung so not to open outwards.

[To ensure a large saloon car can clear the public highway without obstruction in the interest of the free flow of traffic and in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

15. The dwellings shall not be occupied until their associated parking and turning provision, and their respective bin collection points, have been provided in accordance with drawing No.1 (Site Layout Plan) received on 5th February 2026. The parking provision and bin collection points shall thereafter be retained for the life of the development.

[In the interest of highway safety and amenity and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

16. Prior to the development hereby approved being brought into use, a 30 year (or as amended by sub-paragraph (4) of paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990) Habitat Maintenance and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority in order to secure Biodiversity Net Gain. The HMMP shall include:

- how the habitat will be maintained
- who is responsible for creating or enhancing the habitats
- who is responsible for maintenance, management and monitoring

All maintenance and monitoring shall be carried out in accordance with the details provided.

[To achieve a net gain in biodiversity, in accordance with Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy and Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network) of the of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

17. The development hereby permitted shall be carried out in accordance with the Reasonable Avoidance Measures (recommendations) detailed within the Preliminary Ecological Appraisal and Roost Assessment dated 10th October 2024.

[To conserve biodiversity and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: land and Planning Policies].

18. Prior to the development progressing above Damp Proof Course (DPC), a scheme of ecological enhancements shall be submitted to and approved in writing by the Borough Council. These measures shall include the provision of

at least two swift bricks on two out of the three dwellings along with consideration for appropriate provision for bat boxes, bee bricks and hedgehog friendly boundary treatments shall be submitted to and approved in writing by the Borough Council. The approved ecological enhancements shall be implemented prior to the development being brought into use and shall thereafter be retained for the lifetime of the development.

[To conserve biodiversity and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies].

19. If any unexpected, visibly contaminated or odorous material or tanks or structures of any sort are encountered during development, remediation proposals shall be submitted to and approved in writing by the Borough Council, before further work is undertaken in the affected area and works shall proceed only in accordance with the agreed remediation proposals.

[To make sure the site, when developed is free from contamination, in the interests of public health and safety and to comply with Policy 40 (Health Impacts of Development) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

20. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site

[To ensure the future occupiers of the site are not exposed to contamination risks associated with the sites previous use in accordance with Policy 40 of Local Plan Part 2].

21. The development hereby permitted must not commence until a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Local Planning Authority. The NIA must be prepared by a suitably qualified acoustician and as a minimum must include the following:

- A survey of the existing level of noise on and around the site, identifying the locations of all noise generating source(s) and the maximum and minimum noise levels from those source(s) from within and around the site;
- A prediction of the level of noise impact on the proposed development as a result of existing noise source(s) around the site;
- Propose mitigation measures to protect future occupiers of the proposed development from existing noise generated off the site.

The development hereby permitted must be carried out and completed in accordance with the approved NIA and any mitigation measures proposed must be fully implemented prior to the development being occupied or first brought into use.

[To safeguard the amenities of future occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This is a pre-commencement condition to ensure that

appropriate noise mitigation measures are incorporated into the development from the onset].

22. Prior to the dwelling progressing above Damp Proof Course (DPC), a scheme for surface water drainage shall be submitted to and approved in writing by the Borough Council. This shall include details of permeable surfacing for any areas of hardstanding or provisions for sustainable urban drainage to drain these areas. Once agreed, the drainage provision for surface water shall be fully installed prior to the first occupation of any dwelling hereby approved and thereafter retained to the agreed specification.

[To ensure that surface water is adequately dealt with as part of the development to comply with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

23. The residential accommodation shall be designed to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

24. The development hereby permitted shall not be brought into use until a scheme for the provision of electric vehicle charging points shall be submitted to and approved by the Borough Council. The scheme shall provide details of the provision of an electric vehicle charging point to serve each dwelling. Thereafter, unless it has been demonstrated that the provision of electric vehicle charging points is not technically feasible, the use shall not commence until such time as the site has been serviced with the appropriate electric vehicle charging infrastructure, in accordance with the agreed scheme and the apparatus shall be retained for the lifetime of the development

[To promote sustainable modes of transport and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

25. Notwithstanding the provisions of Schedule 2, Part 1 Classes A, B, C or D of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwellings without the prior written approval of the Borough Council.

[In the interests of the visual amenity of the area and setting of the adjacent listed building and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

26. Prior to the development hereby approved being brought into use, each dwelling shall be fitted with a water butt of a minimum capacity of 200 litres.

[To increase the levels of water attenuation in accordance with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Biodiversity Gain Condition

The 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

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Further information about the BNG status of this application and how to comply with this statutory condition are set out below within the notes.

NOTES TO APPLICANT

Biodiversity Net 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.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

Statutory exemptions and transitional arrangements

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>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Effect of Section 73(2D) of the 1990 Act

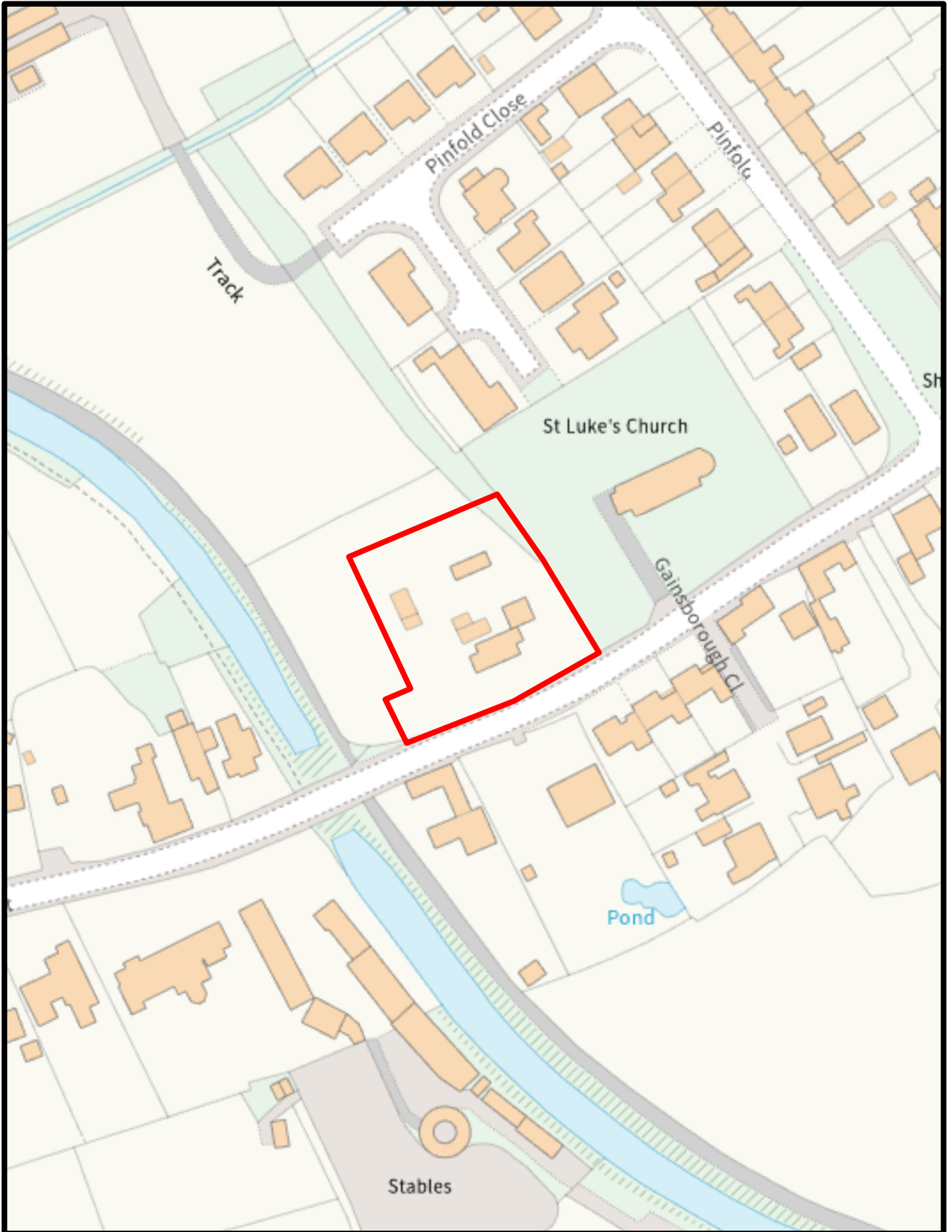
Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

- (a) a biodiversity gain plan was approved in relation to the previous planning permission (“the earlier biodiversity gain plan”), and
- (b) the conditions subject to which the planning permission is granted:
 - (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
 - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development

on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.

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Application Number: 24/02150/FUL
Church Close House
50 Main Street
Kinoulton
Nottinghamshire
NG12 3EN



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24/02150/FUL

Applicant Mr & Mrs James and Arwen Spencer

Location Church Close House, 50 Main Street, Kinoulton, Nottinghamshire
NG12 3EN

Proposal Demolition of outbuildings, Proposed one and two-storey extension works, associated internal alterations, solar panels, vehicular gate new pedestrian entrance with gate and pillars

Ward Nevile And Langar

THE SITE AND SURROUNDINGS

1. The application relates to a traditional two storey detached red brick dwelling located within a generous plot with a garden to the west and rear. There are various detached outbuildings and a garage to the rear of the dwelling. The site is positioned centrally within the village. The Grade II* Listed St Lukes Church is located to the east. The Grantham Canal is located west of the site. The site is located in Flood Zone 1 (low flood risk). The dwelling is identified as a non-designated heritage asset
2. The plans and details of the proposal can be found [here](#).

DETAILS OF THE PROPOSAL

3. The application seeks planning permission for single and two storey rear extensions with a broadly inverted 'L' shaped footprint, projecting c.12.8 metres beyond the rear of the existing extended dwelling and c.18.4 metres beyond the original rear wall of the dwelling. This would comprise two storey and single storey pitched roof additions and a single storey flat roof element towards the rear that would project c.9.2 metres from the east side of the main extension. The two storey extension would be faced in heritage brickwork and the single storey extensions would be faced in a mix of brickwork and black grey metal cladding. A set of replacement 1.5 metre high gates are proposed at the entrance to the property.
4. The plans have been amended a number of times, and significantly, during the course of the application to omit the originally proposed attached car port, reducing the width of the side-projecting extension by 6.19 metres. The overall depth of the extensions has been reduced by 3 metres.

SITE HISTORY

5. 97/01098/FUL- Two storey extension, rear porch. Approved in 1997.
6. 12/00930/OUT- 4 dwellings with access road. Refused in 2012.

REPRESENTATIONS

Ward Councillor(s)

7. The Ward Councillor (Cllr Combella) submitted comments on 19th February 2025 in objection to the proposal, as the extent of the new footprint appears to be greater than the existing and as such is overbearing on the character of an important village house. Concerns regarding the impact upon the Grade II St Lukes Church.
8. Further comments were received on 17th November 2025 commenting that the extension planned towards the church would not be in keeping with the current building and the impact on the church remains.
9. Further comments were received on 19th March 2026 objecting to the application with the information to hand and the recent conservation comments.

Town/Parish Council

10. Kinoulton Parish Council submitted comments on 15th October 2025 noting that the property is identified as a non-designated heritage asset and the Parish is supportive of the Conservation Officer's conclusions of 26th August 2025. Taken together with the scale of the proposed extension the Parish Council object to the proposal as submitted.
11. Further comments were received on 24th November 2025. Following the consideration of revised plans the Parish Council continues to support the view of the Conservation Officer.
12. Further comments were received on 18th March 2026. They continue to support the view of the Conservation Officer regarding the revised plans.

Statutory and Other Consultees

13. The Canal and Rivers Trust has no comment to make on the proposal.
14. The Borough Council's Environmental Health Officer does not object. An informative note is recommended in relation to hours of working and in relation to an asbestos demolition survey.
15. The Borough Council's Environmental Sustainability Officer considers the surveys to have been carried out in accordance with good practice. An update survey would be required prior to the commencement of works. Buildings on the site have been confirmed as bat roosts. In addition, two trees (T4-T5) would require further assessment if impacted by the development. A Natural England licence would be required and this should be highlighted in a note to applicant attached to any permission. A mitigation strategy would be required as detailed in the consultee response, this should be a condition of any permission. The applicants ecological consultant states that it is unlikely that Great Crested Newts are present on site, however the site falls within an amber risk area for GCN and reasonable avoidance measures would be required as part of a Construction and Ecological Method Statement. Ecological enhancement measures as recommended by the ecological consultant should be implemented. No nationally or locally designated sites are likely to be impacted by the works. It is unlikely that the development would have a detriment impact on populations of protected species subject to the implementation of the

recommendations detailed in the consultee response. Biodiversity Net Gain would not apply as it is a householder application.

16. The Borough Council's Conservation Officer submitted comments on 26th August 2025 objecting to the proposal. In summary, whilst the removal of existing structures to facilitate extensions is likely to be acceptable, given that these are later additions/ structures, there are concerns regarding the proposed extensions in terms of the layout, plan form, scale and materials. The extensions would not appear subservient to the dwelling as detailed further within the consultee response, resulting in a negative effect on the significance of the dwelling as a non- designated heritage. The development would result in 'less than substantial' harm to the significance and setting of the neighbouring listed church due to the visual competition from the extensions and the visual change to the context of the church.
17. The Conservation Officer submitted further comments on 3rd November 2025 considering that whilst the revisions to the plans appear to be an improvement on the original submission, the layout, form and design would impact on the dwelling and extensions remain too large and not subordinate to the Non-Designated Heritage Asset. The previous comments regarding the NDHA and the harm to the significance of the neighbouring listed church remain.
18. The Conservation Officer submitted further comments on 12th March 2026, commenting that the revisions made are not sufficient to alleviate the previous concerns. Whilst the bulk of the northern end of extension has been reduced and the garage removed, an L-shaped form remains which cannot be supported and is considered inappropriate to the original dwelling and the previous considerations regarding the impact on the NDHA and harm to the listed church remain, this being at the lower end of the 'less than substantial' scale of harm. Removal of the projecting element to the west beyond the kitchen/ living area would avoid harmful impacts arising from the layout, form and design.

Local Residents and the General Public

19. One representation received in objection to the proposal with comments summarised as follows:
 - a. extensions not sympathetic or in keeping with the village, the adjacent church or the house itself
 - b. footprint too large compared to the original house
 - c. modern section much more visible from the road and especially the church
 - d. need revisions to be more sympathetic to the character of the property.
20. The full comments received from all consultees can be found [here](#).

PLANNING POLICY

21. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the National Planning Policy Framework (NPPF) (2024), the National Planning Practice Guidance (the Guidance), and the Rushcliffe Design Code which was adopted on 1st September 2025.

Relevant National Planning Policies and Guidance

22. The relevant policies from the NPPF are:
 - Paragraph 11c)
 - Chapter 2 (Achieving sustainable development)
 - Chapter 4 (Decision-making)
 - Chapter 12 (Achieving well- designed places)
 - Chapter 15 (Conserving and enhancing the natural environment)
 - Chapter 16 (Conserving and enhancing the historic environment).
23. A copy of the National Planning Policy Framework 2024 can be found [here](#).
24. A copy of the Planning Practice Guidance can be found [here](#).
25. As the proposal has the potential to have any impact on the setting of heritage assets, there is specific legislation which also forms a material consideration, which is as follows. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Relevant Local Planning Policies and Guidance

26. The relevant policies from the LPP1 are:
 - Policy 10 (Design and Enhancing Local Identity)
 - Policy 11 (Historic Environment)
 - Policy 17 (Biodiversity).
27. The relevant policies from the LPP2 are:
 - Policy 1 (Development Requirements)
 - Policy 19 (Development Affecting Watercourses)
 - Policy 28 (Conserving and Enhancing Heritage Assets)
 - Policy 37 (Trees and Woodlands)
 - Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network).
28. The policies in the Core Strategy and Local Plan Part 2 are available in full along with any supporting text [here](#).

APPRAISAL

29. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Heritage

30. The application dwelling is considered to comprise a Non-Designated Heritage Asset (NDHA) and therefore the development falls to be considered under paragraph 216 of the NPPF which states: *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.*
31. The proposed demolition works to facilitate the extension relate to later additions to the rear of the dwelling along with the removal of outbuildings, which are also later additions. It is not considered that their removal would harm the non-designated heritage asset, and the removal of the outbuildings in particular can be seen as beneficial given the siting and appearance of these buildings.
32. With regard to the proposed extensions, the Conservation Officer has expressed concerns regarding the plan form, scale and design of the proposed extensions, which would represent a departure from the relatively compact footprint of the original dwelling.
33. The originally submitted plans proposed a two storey rear extension of a matching ridge height and similar scale to the existing dwelling, and a large single storey rear extension. Having regard to the Conservation Officer's comments, discussions have taken place with the applicant and agent during the course of the application and the plans have been amended through various iterations. The two storey element has been reduced in height and depth, with part of the ridgeline stepped down to single storey height. The single storey element of the extension has been reduced in depth, and the attached car port element has been omitted, thereby reducing the scale of the side-projection.
34. Whilst the extensions would be of a sizable footprint, it is not considered that the revised proposal would compete with the original dwelling in terms of its scale and massing, thereby retaining a degree of subservience.
35. The Conservation Officer's comments are noted regarding the L-shaped plan form of the proposed extensions. Concerns have been raised that this would effectively form a courtyard feature which would not be characteristic of the host property. Concerns were also raised regarding the proposed facing materials.
36. Whilst the plan form and materials pallet would contrast with the dwelling, the extensions would be clearly legible as a later addition rather than a continuation of the existing traditional built form due to the contemporary design and facing materials. Furthermore, the proposed additions would be clearly read as subservient to the host dwelling as a result of the step down in roof heights.
37. The Conservation Officer has raised concerns with the landscaping, planting and gravelled areas which they consider to belong to a courtyard form. It should however be noted that the landscaping shown on the submitted layout

plan does not form part of the description of development and these works could be carried out without requiring planning permission. Furthermore this would be read in the context of the later additions which would provide context for the more modern appearance.

38. The extensions would have limited visibility from the public realm given that the side-projection would be set back approximately 27 metres from the public highway. The vegetation to the front boundary of the site also provides significant screening. The proposed extension would be contained to the rear, leaving the front elevation of the non-designated heritage asset largely unaffected. With this in mind it is not considered that the extensions would detract from the prominence and significance of the frontage dwelling.
39. In considering a 'fallback position', utilising permitted development rights a single storey flat roof outbuilding of up to 3 metres in height could potentially be constructed on a similar footprint as the proposed extension, provided a gap is maintained between the outbuilding and existing dwelling, without requiring full planning permission. This would result in a similar plan form of development to which the Conservation Officer raises concerns about. Given the nature of what is being applied for, such an outbuilding could provide a similar type of accommodation in terms of the gym/office, but would potentially result in a less joined up overall form of development. The proposal is therefore considered to be a preferential form of development to any such fallback position.
40. Some harm would arise to the NDHA as a result of the removal of built fabric to form the extension. However, NDHAs do not have the same level of protection as Listed Buildings and this could again be carried out under permitted development or through a prior approval process. Furthermore, there would be benefits of the scheme through the demolition of the existing outbuildings which would be replaced by a more cohesive form of development. In applying a balanced judgement it is not considered that the limited harm to the NDHA and its significance, when taking into account the benefits and justification of the scheme, would justify a refusal of planning permission. To ensure that the positive benefits of the existing outbuildings being removed, a condition is considered reasonable to ensure that these are removed prior to the new extensions being first brought into use.
41. The Grade II* Listed St Lukes Church is located to the east of the site. Paragraph 213 of the NPPF states that any harm arising to a designated heritage asset should require clear and convincing justification. Where a development would lead to substantial harm to, or total loss of, a designated heritage asset, then permission should be refused unless it can be demonstrated that substantial public benefits can be achieved that outweigh the harm or loss, or that all of the criteria under paragraph 214 can be satisfied. Where a development would lead to less than substantial harm then under paragraph 215 this harm should be weighed against the public benefits of the scheme, including securing its optimal viable use.
42. Through the amendment of the application plans to omit the attached car port element, the proposed single storey extension would be set back approximately 8.8 metres from the boundary with the neighbouring churchyard. In addition, the overall height and bulk of the two storey element of the extension has been reduced. The revised proposal would not encroach upon

the mature boundary trees which provide a degree of screening from the neighbouring church. It is appreciated that tree screening should not be relied upon to make a scheme acceptable. However, given the set-back and reduction in scale of the extension, it is not considered that it would harm the setting and significance of the church should the boundary vegetation fail in the future.

43. The extensions would not be clearly intervisible in public views of the church and having regard to reductions in its scale, it is not considered that the proposed extensions would compete with the listed church or otherwise harm its significance. It is not therefore considered that the development would harm the setting or significance of the church. It would therefore preserve the setting and historic interest of the church as a goal considered to be desirable within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposal is therefore considered positively in relation to the duty under that section of The 1990 Act.

Design and Character of the Area

44. The Rushcliffe Design Code is a material consideration in decision-making. The application type comprises a householder application falling within the 'rural' area type within the Rushcliffe Design Code. The development would comply with the relevant codes as follows:
- 2.1: It is considered that the development would have regard to the area type and the development pattern of the local area as detailed further below
 - 5.1: the extensions would not be within 1 metre of a common boundary
 - 5.2: It is not considered that the development would interrupt the rhythm of the street scene as detailed further below
 - 5.3: The development would not result in a blank gable to the public realm
 - 5.4-5.6: no dormers are proposed.
45. In considering the pattern and rhythm of the street scene, this comprises properties of an individual character, and the site is not within a frontage of properties of a consistent appearance or spacing, with a church to the east and canal to the west. Although the 'L' shaped plan form would not be reflective of the general footprint and form of properties in the vicinity, the side-projecting extension would be a low single storey flat roof structure set back considerably from the highway with frontage vegetation further limiting public views.
46. The single storey flat roof element would be faced predominantly in black/grey metal cladding, although the visible section of the side-projection would feature a projecting bay of heritage brickwork, breaking up the massing of the extension and softening its appearance when viewed from the frontage.
47. An existing garage positioned forward of the proposed side extension is to be demolished and the extension would arguably have a similar or lesser visual prominence from the street scene. The extension would consolidate the built form on the site through the demolition of two outbuildings and a garage.

48. The proposed gates would comprise 1.5 metre timber gates in place of an existing 5-bar gate. It is not considered that this element would be excessive in height or at-odds with the character of the street scene.

Highway Safety

49. As the gates would be a replacement in the same position as the existing, it would not change the existing situation in terms of highway safety. Sufficient parking and turning space remains and the access would remain unaltered. As such, no concerns are raised with respect to highway safety.

Neighbouring Amenity

50. In terms of neighbouring amenity, the dwelling is located within a generous plot with no immediately adjacent neighbouring residential properties to the east or west. The extensions would not give rise to an undue overbearing or overshadowing impact. The development would therefore comply with Policy 1(4) of the LPP2.

Ecology/Bio-diversity

51. The application is accompanied by an ecological survey which confirms a bat roost within the main dwelling 'B1'. The application would require elements of demolition of the rear wall to facilitate the extensions and whilst the roof would be retained, the ecology report identifies that the roost is likely to be impacted by disturbance from the proposed development, due to the proximity of the proposed works to the roost. In addition, a bat roost is identified within outbuilding 'B4' to the west of the dwelling, which is to be demolished as part of the proposal. The work would therefore require a European Protected Species derogation licence.
52. The Borough Council has a legal duty when determining a planning application for a development which may have an impact on protected species. The species protection provisions of the Habitats Directive, as implemented by the Conservation (Natural Habitats Etc.) Regulations 1994, contain three tests which Natural England must apply when determining a licence application. This licence is normally obtained after planning permission has been obtained. However, notwithstanding the licensing regime, the Planning Authority must also consider these tests when determining a planning application. A Planning Authority failing to do so would be in breach of Regulation 3(4) of the 1994 Regulations.
53. To comply with the above legislation, a license can only be granted if the following three tests can be met:-
1. the activity is for a certain purpose
 2. there's no satisfactory alternative
 3. the activity doesn't harm the long-term conservation status of the species.
54. The development would not directly require the removal of the existing roof of the main dwelling within which the roost is located, however the proximity of the works to the roost could give rise to disturbance. The demolition of outbuilding building B4 would result in the loss of a roost.

55. It is not considered that there is a satisfactory alternative to the proposed household extension. The demolition of building B4 is necessary as part of this application to ensure a consolidated built form and to avoid the unnecessarily proliferation of structures within the site.
56. The proposed activity in this instance is the extension of the existing dwelling. Whilst it does not directly serve a public interest, it is a typical form of development in terms of increasing the size of the property to meet the owners needs. Whilst it could be argued that suitable accommodation could be achieved from moving instead of extending, this is not necessarily viable or practicable, particularly in a rural location such as Kinoulton. The nature of the potential to disturb the bat roost is also not considered to be avoidable through an alternative form of development that could achieve the same outcome.
57. Furthermore, the agent has put forward the following benefits of the development:
- Improved living conditions (including increased space, safety, and thermal performance)
 - Upgrading the building to meet modern standards
 - Supporting the long-term viability and continued use of the property.
58. Recommendations for mitigation and reasonable avoidance measures are set out in the ecological assessment. Subject to these measures, it is considered unlikely that the development would have a detrimental impact on populations of protected species.
59. Overall, it is considered that it has been demonstrated that the proposed development is for a certain purpose that is proportionate and that there are no practicable alternatives. It is also considered that subject to compliance with recommended mitigation and avoidance measures the proposal would not harm the long-term conservation status of the species.
60. 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. Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain as householder application for planning permission.

Trees/Landscape

61. A tree survey has been provided with the application. Whilst there are a significant number of trees around the site, it is considered that none are sited in such proximity to the proposed development such that it would cause harm to the trees. Protection measures have been recommended within the survey provided and it is considered reasonable and necessary to condition these measures.
62. As discussed earlier, the landscaping proposed could be undertaken without needing planning permission and isn't included within the description of the development.

Surface Water/Watercourse

63. The site falls within Flood Zone 1 (low flood risk), however a small area of the site to the rear north west corner of the dwelling is identified as at risk of surface water flooding. The proposed rear extension would replace an existing rear-projection and it would not result in a significantly greater footprint of built form within the area identified as at risk of surface water flooding. In addition, the application proposes the removal of various outbuildings. The footprint of the proposed extension (c. 141sqm) would be less than the footprint of the existing extension and outbuildings to be removed (c. 161sqm). It is not considered that the development would exacerbate surface water flooding.
64. The Grantham Canal is located west of the site. In considering Policy 19 of the LPP2, the development would not be within 10 metres of this or any other watercourse.

Conclusion

65. Negotiations have taken place during the consideration of the application to address officer concerns regarding the scale and design of the extensions. Amendments have been made to the proposal which in the view of the officer addresses the identified adverse impacts, thereby resulting in a more acceptable scheme. For the reasons set out above it is considered that the development accords with the general national and local planning policies considered above and accordingly the application is before committee with a recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 9046-01-0001- Site Location Plan
Received on 19th December 2024; and
- 9046-03-0001 PL4- Proposed Site Layout
- 9046-03-0100 PL6- Proposed Floor Plans
- 9046-03-0110 PL4- Proposed Roof Plan
- 9046-03-0200 PL5- Proposed Elevations
- 9046-03-0201 PL3- Proposed Sections
- Demolition plan

Received on 16th February 2026

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

3. The development hereby permitted shall not proceed beyond damp proof course level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure a satisfactory appearance of development and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. No operations shall commence on site until the existing trees and hedges which are to be retained have been protected in accordance with BS: 5837:2012, details of which shall be first submitted to and approved in writing by the Borough Council. This protection shall be retained for the duration of the construction period. No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the fence, nor is any excavation work to be undertaken within the confines of the fence without the written approval of the Borough Council. No changes of ground level shall be made within the protected area without the written approval of the Borough Council.

[To ensure a satisfactory appearance of development and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies. This is a compliance pre-commencement condition which has been applied to ensure that the development does not harm the existing trees and their contribution to the character of the area].

5. No operations shall commence (including no demolition) on site until such time that a further bat survey of all buildings has been conducted in the peak season (May to September) immediately prior the planned commencement of works. Any requirements of the surveys shall be implemented thereafter in accordance with the approved details and timings.

[To conserve biodiversity and ensure appropriate mitigation measures in relation to protected species and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: land and Planning Policies].

6. Prior to the commencement of any alteration of the main dwelling (building B1) as part of the application hereby approved, a Bat Mitigation Strategy shall be submitted to and approved in writing by the Borough Council having regard to the details within the Preliminary Ecological Appraisal.

Thereafter the development shall be carried out in accordance with the details and timings of the mitigation measures as agreed. This shall include the installation of bat boxes in accordance with the agreed specifications and timings and their retention to the agreed specification for the lifetime of the development.

[To conserve biodiversity and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider

Ecological Network) of the Local Plan Part 2: land and Planning Policies].

7. Prior to the formation of any new areas of hardstanding as shown on drawing 9046-03-0001 PL4, details of the hard surfacing and method of construction within any root protection areas shall be submitted to and approved in writing by the Borough Council. This shall be constructed using a no-dig method of construction within the root protection areas in accordance with the details as approved.

[To ensure a satisfactory appearance of development and to comply with policy 16 (Green Infrastructure, Landscape, Parks and Open Space) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

8. The extensions hereby approved shall not be brought into use until the existing outbuildings shown on the schedule of demolition have been removed.

[To ensure a satisfactory appearance of development and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. Prior to the commencement of development, an ecological construction method statement incorporating reasonable avoidance measures (RAMs) in regard to Great Crested Newts shall be submitted to and approved in writing by the Borough Council. The works shall only be carried out in accordance with the details as approved.

[To conserve biodiversity and to comply with Policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: land and Planning Policies].

Biodiversity Gain Condition

The 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

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (householder exemption), and as such does not require approval of a biodiversity gain plan before development is begun.

Further information about this statutory condition is set out below within the notes.

NOTES TO APPLICANT

Biodiversity Net 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.

Under Regulation 5 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

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>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Effect of Section 73(2D) of the 1990 Act

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

- (a) a biodiversity gain plan was approved in relation to the previous planning permission (“the earlier biodiversity gain plan”), and
- (b) the conditions subject to which the planning permission is granted:
 - (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
 - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.

A mitigation licences from Natural England is likely to be needed for Bats. It is a legal requirement to obtain a licence where a protected species will be impacted.

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Planning Appeals – February 2026

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/00968/FUL	Land at Thoroton Road, Thoroton	Conversion of existing stables building to provide a new single storey dwelling	Dismissed	Delegated	6001587	12/02/2026
23/00246/BUILD	Red Hill Marina, Ratcliffe on Soar	Hard surfacing and use of part of the land as a car park.	Withdrawn by Appellant	Enforcement Notice	APP/P3040/C/25/3376255	26/02/2026 Costs Application from Council Awaited
24/01594/VAR	22B Main Street, East Bridgford	Variation of condition 2 (plans) for 19/02497/FUL to replace approved elevations, floor plans and site layout	Allowed	Delegated	6001884	27/02/2026 Costs Application from Applicant Dismissed

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Planning Appeals – March 2026

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/01276/FUL	92 Grantham Road, Radcliffe On Trent	Construction of new detached dwelling with associated hard and soft landscaping and air source heat pump, with access from Morton Close	Dismissed	Delegated	6001603	11.03.2026
25/01238/FUL	9 Risegate, Cotgrave	Brick wall with wooden fence and gate along front boundary	Dismissed	Delegated	6001582	11.03.2026
25/01422/FUL	The Barn, Village Street, Edwalton	New single storey side extension	Dismissed	Delegated	6003170	13.03.2026
25/00418/PIP	Land Fronting 6 Hill Farm Court, Edwalton	Application for Permission in Principle for Residential Development of Two Dwellings	Dismissed	Delegated	6001083	17.03.2026

Planning Appeals – March 2026

25/00339/FUL	Land Rear Of 2 Covert Road, West Bridgford	Proposed single dwelling with parking	Dismissed	Non-determination	6002204	17.03.2026
25/01119/FUL	11 Greenburn Close, Gamston	Two storey rear extension, including two side dormer windows to create accommodation in enlarged roof space, additional ground and first floor side windows	Dismissed	Delegated	6002179	19.03.2026

Planning Appeals – April 2026

Planning Ref:	Address	Proposal or Breach	Appeal Decision	Decision Type	Planning Inspectorate Reference	Comments/Decision Date
25/01400/FUL	65 Rodney Road, West Bridgford	Demolition of existing shed, garage and chimney. Two storey side extension with single storey rear extension, and raised patio.	Dismissed	Delegated	6002285	01.04.2026
25/01168/FUL	2 Bunny Lane, Keyworth	Extension to Create New Third Floor Comprising Eight No. One Bedroom Apartments.	Dismissed	Non-determination	6002145	01.04.2026
25/01169/VAR	2 Bunny Lane, Keyworth	Variation of condition 2 (Plans) for 22/01182/FUL to amend second floor layout, staircase, roof details and the garden arrangements for apartment 4.	Dismissed	Non-determination	6002146	01.04.2026
24/01877/FUL	Annexe At The Oaks, 21 Main Street, Costock	Change of Use from dwelling house (Class C3) to flexible dwelling house (Class C3) and Air BNB (Sui Generis)	Dismissed	Delegated	APP/P3040/W/25/3367946	07.04.2026

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