

NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Ms Anita Dougall
c/o Mr Stewart Jackson
Beckett Jackson Thompson
58 Broadgate
Beeston
NG9 2FW

REFERENCE NO : 25/01818/FUL

APPLICANT : Ms Anita Dougall

DEVELOPMENT : Demolition of existing garage and stable buildings and erection of replacement garage and stable buildings

LOCATION : Bunny Hall Loughborough Road Bunny Nottinghamshire NG11 6QT

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 13 November 2025, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

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 must be carried out strictly in accordance with the following approved plan(s)/drawings/documents, all received October 2025.**

- o **C1-A3 - Scheme C for stables and garage rebuild - design drawing - site location plan.**
- o **C2-A3 - Scheme C for stables and garage rebuild - design drawing - site plan.**
- o **C3-A3 - Scheme C for stables and garage rebuild - design drawing - stables floor plan + elevations.**
- o **C4-A3 - Scheme C for stables and garage rebuild - design**

- o drawing - garages floor plan + elevations.
- o C5-A3 - Scheme C for stables and garage rebuild - design drawing - stables floor plan.
- o C6-A3 - Scheme C for stables and garage rebuild - design drawing - stables elevations.
- o C7-A3 - Scheme C for stables and garage rebuild - design drawing - garage elevations.
- o C10-A3 - Scheme C for stables and garage rebuild - design drawing - site plan as proposed.
- o Protected Species Survey Report, completed by Sherwood Ecological. Dated October 2025.

[For the avoidance of doubt having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

3. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of:
 - o Facing and roofing materials;
 - o Windows, doors and garage doors; and
 - o Rainwater goods;

that are to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.

[To ensure the appearance of the development is satisfactory having regard to policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and policy 1 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)].

4. Should demolition of the existing stable building or the garage building not have commenced on or prior to 21 September 2027, an updated Preliminary Ecological Appraisal must be submitted to and approved by the Borough Council. If the Preliminary Ecological Appraisal suggests further surveys, these should also be submitted to and approved by the Borough Council prior to the demolition of the existing stable building or the garage. Any recommended and approved updated mitigation shall be undertaken.

[To ensure that the proposed development contributes to the conservation and enhancement of biodiversity within the site and for the wider area in accordance the NPPF and Policy 17 of the Local Plan Part 1: Rushcliffe Core Strategy].

5. The Reasonable Avoidance Measures (RAM's) and mitigation and enhancement measures detailed in section 6 (pages 18 and 19) of the approved Protected Species Survey Report shall be implemented in line with the recommendations (during demolition and construction, and following completion) provided, unless otherwise agreed in writing by the Local Planning Authority.

[In the interests of biodiversity and to comply with Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy; Policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2].

- 6. The garage and stable building hereby approved shall be used of occupied at other than for purposes ancillary to the residential use of the dwelling known as Bunny Hall. They shall not be let or sold separately to Bunny Hall and shall not be used as a business.**

[To ensure that the use of the buildings hereby permitted are not used separately to the existing dwelling at Bunny Hall. Having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) and Policy 21 - Green Belt of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019). The National Planning Policy Guidance and Rushcliffe Design Code].

Note:-

The application was the subject of pre-application consultation and no significant concerns have been raised during the consideration of the scheme allowing for the decision to be issued in a timely manner.

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.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

NOTES TO APPLICANT

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

This permission does not give any legal right for any work on, over or under land or buildings outside the application site ownership or affecting neighbouring property, including buildings, walls, fences and vegetation within that property. If any such work is anticipated, the consent of the adjoining landowner must first be obtained. The responsibility for meeting any claims for damage to such features lies with the applicant.

The development makes it necessary to construct a vehicular crossing over a footway of the

public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at licences@viaem.co.uk to arrange for these works to take place.

BIODIVERSITY NET GAIN CONDITION - NOTES

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>

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. If the site notice is still on display, this should be removed by the applicant. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>



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Authorised Officer on behalf of Rushcliffe Borough Council
27th April 2026

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 www.rushcliffe.gov.uk/buildingcontrol