

PLANNING, DESIGN AND ACCESS STATEMENT

Submitted in support of full planning application by:-

Mr Luke Elphick

Erection of 1 No detached dwelling (Class C3)
and associated works

At

Land adjacent to
Lagos Cottage, 18 Burton Road,
Wellesborough,
Twycross
CV9 3PR

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1. BACKGROUND TO PLANNING APPLICATION

INTRODUCTION

- 1.1 The full planning application is submitted on behalf of Mr Luke Elphick. He is the registered owner of the Application Site.

APPLICATION SITE

- 1.2 The Application Site is an integral part of the built-up area of Twycross. The village is predominantly residential in character, although it does possess a village hall, public house (Turpins Bar and Grill) and a school (Twycross House), as well as 3 employment sites (Snarestone Road Business Farms, Startin Tractors and Jackson Sheds).
- 1.3 The Application Site (red line) measures 0.050ha in area. It comprises of the side (south) garden of an existing semi-detached cottage, being No 18 Burton Road. The boundaries of the Application Site are all well-defined, being formed by both man-made (fencing) and natural (hedge) features.

DEVELOPMENT PROPOSAL

Introduction

- 1.4 The Applicant is seeking full planning permission for the following development:-
- Erection of 1 No 3-bedroom detached dwelling;
 - Formation of a new vehicular access to Burton Road (A444); and
 - Undertaking of associated works, including hard and soft landscaping.
- 1.5 The Applicant is in the process of refurbishing and modernising the adjacent cottage (No 18 Burton Road) using his permitted development rights. This involves demolishing the existing incidental outbuildings to the rear of the existing cottage to enlarge its garden to make it functional and thus fit for purpose and, in turn, this will be defined by a new timber fence (2m) to match the fence already present. The bricks salvaged from the demolition of the incidental outbuildings are to be reused to form the new low-level wall fronting the main road. These works are shown on the submitted Proposed Site Plan (25/3278/01 Rev E) for information purposes.

DEVELOPMENT PLAN

Introduction

- 1.6 The NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. It further states that decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing (Paragraph 48).

1.7 The Development Plan covering the Application Site comprises of the following:-

- The adopted Core Strategy (December 2009); and
- The adopted Site Allocations and Development Management Policies DPD (July 2016).

Core Strategy

1.8 The Borough Council's website confirms that the Core Strategy is the key Development Plan Document (DPD) in the Local Plan 2006 to 2026 (formerly Local Development Framework (LDF)) providing the vision and spatial strategy for the Borough as a whole. It outlines the broad locations proposed for housing development and other strategic needs such as employment, retail and transport development.

1.9 The Key Diagram identifies the village of Twycross as a "Rural Village". It also identifies the A444 as an "A Road".

1.10 A review of the policy document has identified the following policies as being relevant:-

Core Strategy Policy 12: Rural Villages

Core Strategy Policy 14: Rural Areas: Transport

1.11 The provisions of Core Strategy Policy 12 support the provision of new housing in the rural villages, including a mix of house types and tenures. This is subject to the site being within the settlement boundary of the respective rural village.

1.12 The supporting text to Core Strategy Policy 12 reconfirms the status of Twycross as a Rural Village (Paragraph 4.43). It indicates that services in Rural Villages are limited where a primary school, community and/or leisure facilities and bus services are considered essential, while a public house or hot food take-away are desirable, but not essential. The supporting text to Policy 12 considers the above services to be key to the functioning of a village as they provide a community 'heart', allow children to attend a local school and allow access by public transport, although the frequency of this is limited.

1.13 The provisions of Core Strategy Policy 14 support accessibility within the rural areas. The Borough council seeks to achieve this by supporting the delivery of a viable, high quality public transport network between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre or urban centre.

Site Allocations and Development Management Policies DPD

1.14 The Borough Council's website confirms that the Site Allocations and Development Management Policies DPD identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of

the Core Strategy. The DPD also contains 25 development management policies which will be used to assess planning applications over the plan period.

- 1.15 The Borough Wide Policies Map confirms that Twycross has a “Settlement Boundary”. It also indicates that the village has a Conservation Area. An extract from the Borough Wide Policies map is provided at Appendix 1.

APPENDIX 1:
EXTRACT FROM BOROUGH WIDE POLICIES MAP

- 1.16 The Site Allocations and Development Management Policies DPD considers the Rural Villages (Section 8). This includes Twycross where its Allocations Map identifies the Settlement Boundary (TWY01) for the village, as well as land for residential (TWY02), employment (Policy TWY09), open space (TWY03 to TWY08) and community facility (TWY10 to TWY13) purposes. A copy of the Twycross Allocations Map is provided at Appendix 2.

APPENDIX 2:
COPY OF THE TWYXCROSS ALLOCATIONS MAP

- 1.17 A review of the policy document has identified the following policies as being relevant:-

Policy DM1: Presumption in Favour of Sustainable Development
Policy DM3: Infrastructure and Delivery
Policy DM6: Enhancement of Biodiversity and Geological Interest
Policy DM10: Development and Design
Policy DM17: Highways and Transportation
Policy DM18: Vehicle Parking Standards

- 1.18 The provisions of Policy DM1 supports development that is sustainable. It indicates that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- 1.19 The provisions of Policy DM3 indicates that where a development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism. The supporting text refers to s106 agreements (Paragraph 12.15).
- 1.20 The provisions of SADM Policy DM6 requires a development to conserve and enhance features of nature conservation. This includes providing proposals for their long-term future management.
- 1.21 The provisions of Policy DM10 supports good design. The supporting text to the policy requires new development to be located and designed in such a way that the amenity of both existing residents and occupiers is fully considered when assessing planning applications, including the amenity of future occupiers of any proposed development

is also an important design consideration to avoid any future conflicts over incompatible uses (Paragraph 14.2). The supporting text considers good design as being essential to protect and enhance the built environment wherever new development or extensions to existing buildings are being considered, with the Borough Council seeking to ensure that all new development helps to create an attractive and safe environment that is in keeping with the character of the location in which it is situated (Paragraph 14.3). The supporting text refers to the need for new development to take account of existing features of the site and location, and exploit these wherever possible, with the detailed design of buildings and their inter-relationship with existing development and surrounding landscape or townscape, whether in urban or rural locations, being particularly important (Paragraph 14.4).

- 1.22 The provisions of SADM Policy DM17 requires a development to be located where the need to travel will be minimised, including supporting the use of sustainable transport modes can be maximised. It also requires due regard to be given to the impact of the development upon highway safety and to provide a convenient and safe access for walking and cycling.
- 1.23 The provisions of SADM Policy DM18 requires a development to provide an appropriate level of parking provision. It indicates that the level can be justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design.

OTHER MATERIAL CONSIDERATIONS

Introduction

- 1.24 The provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 do not specifically indicate what is meant by other material considerations. It is accepted, however, that these can include matters associated with the decision-making process on developing land. In this case, the following documents are deemed relevant:-

- Pre-Application Advice;
- Planning History of the Application Site and local area;
- Good Design Guide SPD (Parts 1 and 2) (2020); and
- National Planning Policy Framework (2024).

Pre-Application Advice

- 1.25 The Applicant has been in direct communication, in writing, with the Borough Council about developing the Application Site, and this related to the erection of a detached bungalow. In summary, the advice given states the following:-

Principle

The Application Site is confirmed to be within the identified settlement boundary of Twycross. As such, there is a presumption in favour of sustainable development given the location of the site.

Design

The surrounding area is considered to have an edge of village rural character, which is particularly evident on the eastern side of Burton Road. The two existing cottages (Nos 18 and 20 Burton Road) are deemed to be an isolated historic development.

Other properties along Burton Road have varying styles and designs. There is no discernible unique character to the built form in the area.

The use of close boarded fencing for the boundary treatment to the development is not in keeping with the character of the surrounding area. The use of hard surfacing is not considered to preserve the existing rural character of the site.

There are no neighbouring residential properties to the east or south of the site, and the properties to the west of the site are on the opposite side of Burton Road. The scheme is unlikely to result in any significant harm to the residential amenity of the host dwelling as a result of overlooking or overbearing impacts, nor loss of privacy or loss of privacy.

Highways

The site is accessed via Burton Road (A444), which is an adopted and classified 'A' road that is subject to a 30mph speed limit adjacent to the application site. There is the requirement that adequate visibility splays (contained within land under the Applicants control or the public highway with nothing above 0.6m in height obstructing either splay) can be achieved at the site access for the recorded 85th percentile speeds, and an Automated Traffic Count (ATC) should be carried out to establish 85th percentile speeds along Burton Road (A444) in the vicinity of the access.

There is no footway on the east side of Burton Road in the vicinity of the site. The ability to provide convenient and safe access, via walking and cycling, to services and facilities is not present.

The car parking requirement is 3 off-street vehicle parking spaces for four-bedroom dwellings. A car parking space must be of a specified dimension (2.4m x 5.5m).

- 1.26 The Applicant has sought to address the feedback received from the Borough Council by changing the nature of the proposed development from a detached bungalow to a detached house. The adjacent semi-detached cottages, as an isolated historic development, have not been used as a point of reference for the design of the new dwelling. A contextual analysis of the village has been undertaken to inform the design of the new dwelling and this is discussed in more detail in Section 3 of this statement.

Planning History

- 1.27 A review has been made of the Borough Council's planning history records. The Application Site has not been the subject to applications for any form of development.
- 1.28 The same records indicate that the immediate area has been the subject of applications for residential development over the 30 years or so. These have included the following:-
1. Land between Nos 7 and 21 Burton Road (LPA Ref: 86/00909/4, 87/01199/4 and 88/00024/4). These dwellings (Nos 9, 11, 15, 17 and 19 Burton Road) have been an integral part of the village since the mid to late 1980's.
 2. Land at Nos 1 and 3 Burton Road (LPA Ref: 08/00900/FUL, 09/00300/FUL and 10/00133/FUL) and their replacement with 4 terraced houses. These dwellings (Nos 1, 1a, 3 and 3a Burton Road) have been an integral part of the village since the early 2010's.
 3. Land rear of No 1 Burton Road (LPA ref: 16/00925/FUL). This dwelling has been an integral part of the village since the late 2010's.
- 1.29 The aforementioned permitted developments have taken the form of both infill and backland opportunities. This part of the village has seen significant change in recent times.

Good Design Guide SPD

- 1.30 The SPD was adopted in 2020. It seeks to support relevant policies on design matters set out in the Development Plan.
- 1.31 The SPD (Section 2) refers to the 7 core urban design objectives established in Planning Practice Guidance. These include the following:-
1. Be functional
 2. Support mixed uses and tenures
 3. Include successful public spaces
 4. Be adaptable and resilient
 5. Have a distinctive character
 6. Be attractive
 7. Encourage ease of movement
- 1.32 In this case, core objectives (1), (4), (5), (6) and (7) are deemed relevant.
- 1.33 The SPD (Section 2) refers to the individual components, or building blocks, that can collectively be utilised to describe the elements of design proposals. These include the following:-
- Layout
 - Scale

- Appearance
 - Landscape
 - Access
- 1.34 The SPD (Section 3) requires due regard to be given to understanding local context. This includes having regard to the type of settlement within which the site is located.
- 1.35 The SPD refers to the Borough having a distinct hierarchy of linear and nucleated settlements, based upon size and level of amenity. It considers settlement type to be important for considering the tolerance of an area for developmental pressure and its potential architectural and spatial diversity.
- 1.36 The SPD (Part 2) provides a detailed description of Twycross. It confirms that the village is an early medieval agricultural village later developed as an estate village to Gopsall Hall. The SPD refers to the modern housing developments to the west of the village but recognises that the historic core is still evident on the main, low density, approaches from the east and south respectively. It refers to the area being characterised by the visual and spatial influence of historic farms and estate cottages. The SPD refers to the design objectives for the village as being:-
- Avoiding the loss of historic material/detailing including, for example, use of red brick, brick boundary walls, chimneys, and eyebrow dormers.
 - Protecting the visual and spatial integrity of the main approaches through retention of landscaping, high brick walls, blank elevations of farm buildings orientated away from the road, and avoiding the accumulation of visual clutter on the facade and roof-line of estate cottages.
- 1.37 The SPD considers the Rural Centres. It refers to the rural areas initially developed as agricultural settlements associated with important manorial centres and estates.
- 1.38 The SPD (Section 4) considers new residential development. This includes having a vision for the development, including using appropriate design precedents.
- 1.39 The SPD requires an appreciation to be made of context. It refers to the process being informed by a combination of desktop research and primary experience of the site and its context.
- 1.40 The SPD considers design quality and appearance. It refers to the architectural approach to a design resulting in markedly different results, from a very traditional through to a contemporary aesthetic. The SPD sees each approach having merits in the appropriate context and should be informed by its environment and the unique vision for the proposed scheme. It stresses that attention to detail in the design of individual building components through to the collection of features within a streetscene is critical, together with the selection of high-quality materials that will weather well and have long life spans.

- 1.41 The SPD considers boundary treatments. It states that these are a significant feature of local character, the loss of which can have a highly detrimental impact on local distinctiveness. The SPD states that reflecting local boundary treatments, such as brick or stone walls, hedgerows, railings or soft landscape features can provide a beneficial means of integrating new development into the existing environment and can be critical in the overall creation of character within a scheme.
- 1.42 The SPD considers materials. It requires reference to be made to the local context in material selection. The SPD requires care to be given to the selection of the type, colour and size of bricks, roof tiles, mortar colour, lintels, sills and heads. It considers that the use of high-quality materials will result in a positive impact on the appearance of the property and will reduce maintenance costs over time.

National Planning Policy Framework

- 1.43 The NPPF was published in December 2024, and up dated in February 2025. It requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way. It stresses that decision-makers at every level should seek to approve applications for sustainable development where possible (Paragraph 39).
- 1.44 The NPPF confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise (Paragraph 48). It indicates that decisions should apply a presumption in favour of sustainable development (Paragraph 11).
- 1.45 The NPPF refers to the Government's objective of significantly boosting the supply of homes and addressing the needs of groups with specific housing requirements (Paragraph 61). In this regard, the NPPF advises that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including those for older people (Paragraph 63).
- 1.46 The NPPF supports new housing in rural areas. It requires planning decisions to be responsive to local circumstances and support housing developments that reflect local needs (Paragraph 82). In seeking to promote sustainable development in rural areas, the NPPF states that new housing should be located where it will enhance or maintain the vitality of rural communities. It requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services (Paragraph 83).
- 1.47 The NPPF stresses that planning decisions should promote an effective use of land in meeting the need for homes and other uses. It states that this is subject to safeguarding and improving the environment and ensuring safe and healthy living conditions (Paragraph 124). The NPPF requires planning policies to support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens) (Paragraph 129).

- 1.48 The NPPF supports the creation of high quality, beautiful and sustainable buildings and places. It sees good design as being a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (Paragraph 131).
- 1.49 The NPPF seeks to achieve well designed places (Paragraph 135). It requires planning decisions should ensure that developments:
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2. PLANNING MATTERS

INTRODUCTION

- 2.1 When considered against the provisions of the Local Plan and other material considerations, the Applicant considers that there are a number of planning issues associated with the Application Site and its development. These relate to the following:-

- Principle of Development
- Visual Amenity
- Residential Amenity
- Highways
- Ecology
- Planning Gain

PRINCIPLE OF DEVELOPMENT

- 2.2 The Borough Wide Policies Map and the Twycross Allocations Map indicates that the Application Site is located within the Settlement Boundary for the village. The provision of housing in such a location is deemed acceptable, in principle, thus according with the provisions of Core Strategy Policy 12, SADM Policy DM1 and TWY01 respectively.

VISUAL AMENITY

- 2.3 The provisions of SADM Policy DM10(c) requires a development proposal to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. The provisions of SADM Policy DM10(d) requires the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.
- 2.4 The initial pre-application advice given by the Borough Council refers to the Application Site being located in an area of “isolated historic development”. This relates to the traditional cottages to the north of the Application Site, being built in 1822 (datestone) as agricultural worker’s dwellings. The Historic England website confirms that these buildings are not statutory listed, while the Local Plan Policies Map confirms that they are not, including the Application Site, located within the Conservation Area for the village.
- 2.5 A review of historic OS maps indicate that the northern end of Twycross remained unchanged until very recent times. The 1886 OS map (first edition) indicates that Nos 5, 7, 18, 20 and 21 Burton Road are the original buildings in this part of the village. An extract from the OS map published in 1886 and 1958 are provided at Appendix 3.

- 2.6 The Borough Council's planning history records (as noted in Section 1 of this statement) indicate that in recent times infill/backland building plots have come forward for residential purposes. The design of these modern houses do not appear to have taken the original old buildings on both sides of Burton Road as a point of reference.
- 2.7 In January 2017, planning permission (LPA Ref: 16/00925/FUL) was given for the erection of a single dwelling and garage to the rear of No 1 Burton Road, being immediately to the south west of the Application Site. The Planning Officer, in his/her report to the Planning Committee, describes the site and surrounding area as follows:-

The surrounding area has a varied pattern of built development with a variety of plot size, depth and shape and a mix of housing types, scales and architectural styles within the vicinity. There are semi-detached and terraced bungalows on Hallfield Close to the south west of the site, modern detached two storey houses to the north (Nos. 17 and 15 Burton Road), a pair of semi-detached bungalows with traditional design and steep pitched roof form to the east (Nos. 5 and 7 Burton Road) and a recently constructed terrace of two storey houses to the south east (Nos. 1, 1A, 3 and 3A Burton Road).

- 2.8 A visual survey of the immediate area has been undertaken to establish local character. This re-confirms the aforementioned observations.
- 2.9 The Applicant and his architect (Home Plan Design) have formulated a proposal that seeks to respect, and not detract from, local character by respecting the adjacent semi-detached cottages. They have not been used as a point of reference to inform the design of the new dwelling, ensuring that their historic integrity is maintained and not compromised. In fact, the only cue used is the use of facing brickwork.

RESIDENTIAL AMENITY

- 2.10 The provisions of SADM Policy DM10(a) requires a development to not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. This includes having regard to matters of lighting, air quality (including odour), noise, vibration and visual intrusion. The provisions of SADM Policy DM10(b) requires the amenity of occupiers of the proposed development to not be adversely affected by activities in the vicinity of the site;
- 2.11 The Borough Council's Good Design Guide SPD (Part 1) refers to the way buildings relate to each other, with reference to orientation and separation distance, and the need to provide and protect acceptable levels of amenity. The separation distances, as shown on Figure 26, are the minimum standards that are required, although it advises that every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size and shape.

- 2.12 The SPD considers the side-to-side separation distance. It states that in the spirit of good neighbourliness, an adequate distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be encouraged. It further states that, in assessing the merit of the planning application, consideration will be given to the impact on local character created by reducing the space between buildings.
- 2.13 The Application Site, as noted above, is located in a part of Twycross that is predominantly residential in character, despite the presence of the village hall. This is deemed to be Use Class C3.
- 2.14 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that careful consideration has been given to siting of the new dwelling so that there is a significant separation distance with existing built development. The submitted Proposed Floor and Elevation Plan (XXX) also indicates that the windows in the east elevation of the new dwelling serve non-habitable rooms and include frosted glass, thus protecting the privacy of the neighbour's garden (No 20 Burton Road).

HIGHWAYS

- 2.15 The provisions of SADM Policy DM17(d) requires a development to be located where the need to travel will be minimised. It also supports the maximum use of sustainable transport modes.
- 2.16 The Application Site is an integral part of the built-up area of Twycross and is thus deemed to be a sustainable location. The Leicestershire Network Bus Map and Guide (April 2021) indicates that the Application Site and village is on a bus route (A444), being Service No 7, connecting them to Measham (north) and Fenny Drayton (south) respectively.
- 2.17 The provisions of SADM Policy DM17(c) requires a development to demonstrate that there is not a significant adverse impact upon highway safety, and in the case of development that generates significant movement. The provisions of SADM Policy DM17(b) seeks to ensure that there is convenient and safe access for walking and cycling.
- 2.18 The provisions of SADM Policy DM18 requires a development to provide an appropriate level of parking provision. It indicates that the level can be justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design.
- 2.19 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling will be served by a new vehicular access and driveway. This has been designed by the Applicants Highway Consultant (Highgate Transportation) to accord with the local highway authority's requirements and standards. It is described in some detail in the Transport Statement submitted in support of the planning application.

- 2.20 The submitted Proposed Site Plan (25/3278/01 Rev E) also indicates that a footway is being provided on the east side of Burton Road, being 1.8m in width. This will serve both the existing cottage and new dwelling allowing existing and prospective occupiers to gain access, on foot and by bicycle, to the services and amenities in the village. Again, this is described in some detail in the Transport Statement submitted in support of the planning application.

ECOLOGY

- 2.21 The provisions of SADM Policy DM6 requires a development to conserve and enhance features of nature conservation. This includes providing proposals for their long-term future management.
- 2.22 The submitted planning application is supported by an Ecological Assessment (EA) (Turnstone Ecology) a Preliminary Bat Roost Assessment and Bird Survey (PBRA&BS) (Christopher Smith). These are both submitted in support of the planning application.
- 2.23 The EA indicates that the Application Site is not seen as being ecologically sensitive, although in terms of management it refers to best practice being followed during the construction phase should planning permission be forthcoming. It also refers to 6 trees being planted within hedgerow (H1), along the eastern boundary of the site and suggests that Field Maple (*Acer campestre*) or Rowan (*Sorbus aucuparia*) can be used. The Applicant is willing to accept a planning condition requiring the submission and approval of a scheme of (hard and soft) landscaping.
- 2.24 The PBRA&BS indicates that bats are present Application Site (as a whole) but these are found in the roof of the existing dwelling (No 18) and not its outbuilding. It also indicates that there was no evidence of birds nesting in the dwelling or the outbuilding. Notwithstanding the above, the submitted Proposed Floor Plans and Elevations (25/3278/02 Rev C) includes a bird/bat box, being located on the north side of the new dwelling.

PLANNING GAIN

- 2.25 The provisions of SADM Policy DM3 indicates that where a development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism. The supporting text refers to s106 agreements (Paragraph 12.15).
- 2.26 The pre-application advice provided by the Borough Council does not indicate that a financial contribution to off-site infrastructure will be required.

3. **DESIGN MATTERS**

INTRODUCTION

- 3.1 The NPPF, the Development Plan (SADM Policy DM10) and the Borough Council's Good Design Guide encourage good design. This relates to new built residential development.
- 3.2 The provisions of SADM Policy DM10(c) requires a development proposal to complement or enhance the character of the surrounding area. This includes design.
- 3.3 The Borough Council's Residential Design Guide (Part 1) states that the starting point for any design should be a clear vision of the type of place that someone wishes to create and this can be expressed in a number of ways, including the use of appropriate design precedents. A visual survey of the immediate area has been undertaken to establish local character given that the village contains a range of houses in terms of age, appearance and types. This contextual analysis is provided at Appendix 4.

APPENDIX 4: CONTEXTUAL ANALYSIS OF VILLAGE

- 3.4 The visual survey also included visiting the new estate of 16 houses being built by Cartwright Homes on Orton Lane, Twycross, being an allocated housing site utilising agricultural land on the western edge of the village. The permitted scheme (LPA Ref: 21/00203/FUL) was justified on the basis that it should take its cue from the village centre, rather than adjacent development, being a more sensitive solution which better reflected the vernacular of the village, as well as the transition from the village to the countryside. The houses are built of facing brickwork and smooth render with tiles on the roof, and to add interest include dropped eaves, gable dormers, running brick sills and brick dentil courses along eaves and verges and a variety of door and window openings and styles, including a bran type aesthetic.
- 3.5 Using the long-established houses in the village as a design cue, as well as acknowledging the location of the Application Site on the transition between the village and its surrounding countryside, the Applicant has a specific "vision" for his proposed development. This is identified as follows:-

Provision of a moderately sized family home with a traditional cottage exterior, to complement its surroundings. It has an open plan contemporary interior giving a sense of space to meet the needs of modern day living, including maximising natural light.

The home is set within extensive grounds to provide the necessary amenities for individual and family activities. This includes having a spacious drive and south facing garden, being set against open countryside behind.

The home is an integral part of a village. This possesses features and facilities that give it a degree of residential vibrancy, a distinct visual identity and a real sense of community.

LAND USE

- 3.6 The Application Site is part of the domestic curtilage of an existing dwelling, Lagos Cottage (No 18 Burton Road). There are also existing dwellings directly opposite the Application Site. In land use terms, these are deemed to be Use Class C3.
- 3.7 The submitted Proposed Site Plan (25/3278/01 Rev E) confirms that the Application Site is of a size and shape (rectangular) capable of accommodating a single detached house with associated amenities (drive, garden etc). In land use terms, this too is classed as being a C3 use, thus complementing the immediate surroundings.

AMOUNT

Living Accommodation

- 3.8 The Borough Council's Good Design Guide SPD (Part 1) acknowledges the advice in the Technical Housing Standards: Nationally Described Space Standards (NDSS). This provides a simple set of minimum areas relative to numbers of bedrooms and inhabitants and with reference to the storeys in the dwelling.
- 3.9 The NDSS requires a two-storey dwelling with 3 bedrooms (with 5 bed spaces) to be 93m² in size. The submitted Proposed Floor Plans and Elevations (25/3278/02 Rev C) indicates that the proposed development is NDSS compliant as follows:-

Living Area	21.94m ²
Dining/Kitchen Area	18.90m ²
Hall	9.04m ²
Utility	3.60m ²
WC	1.60m ²
Master Bedroom (with en-suite)	19.40m ²
Bedroom 2	9.27m ²
Bedroom 3	9.27m ²
Bathroom (Communal)	3.00m ²
TOTAL	<u>96.02m²</u>

Garden Size

- 3.10 The Borough Council's Good Design Guide SPD (Part 1) provides advice on garden proportions. It states that gardens are an important part of the quality of life afforded by a house and, as a general guideline, a 3-bedroom house would be expected to have a garden of 7m in length and 80m² in size. The SPD acknowledges that these requirements could vary dependent on design so as not to preclude innovation.

- 3.11 The visual survey of the immediate area confirmed that some of the existing residential properties in the immediate vicinity have functional gardens immediately abutting the main road through the village, including Nos 5, 7, 11, 18, 20 and 21 Burton Road. These are defined by various boundary treatments, including timber fencing, native hedges and brick walls.
- 3.12 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed dwelling will have a suitable sized garden, in terms of length (26m) and area (251m²), to its south side. This garden is set below the level of Burton Road, as shown on the submitted Cross-Section (25/3278/03 Rev A), and is sheltered from road noise by a combination of existing hedging and proposed walling. The Applicant considers the quality of the amenity space to be good given the local topography and the extent of proposed protection.

LAYOUT

- 3.13 The provisions of SADM Policy DM10(c) requires a development proposal to complement or enhance the character of the surrounding area. This includes layout.
- 3.14 The Borough Council's Good Design Guide SPD (Part 1) states that new development should look to respond appropriately to the existing layout of buildings, streets and spaces. This is to ensure that adjacent buildings relate to each other, streets are connected, and spaces complement one another.
- 3.15 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling has been sited so that there is a significant separation distance with the nearest cottage, being No 18 Burton Road. The "gap" between the existing and new built development allows for a driveway to be provided, being made up of ornamental gravel to respect the rural character of this part of the village. The driveway will have direct access to Burton Road (A444) by means of a new vehicular access with the required visibility splays in both directions. The rest of the garden serving the existing cottage is retained as garden to serve the proposed new dwelling, although its amenity is improved through the erection of a 2.2m brick wall to reduce road noise.
- 3.16 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that a footway is being provided on the east side of Burton Road, being 1.8m in width, and a dropped kerb pedestrian crossing point. This will serve both the existing cottage and the proposed new dwelling allowing existing and prospective occupiers to gain access, on foot and by bicycle, to the services and amenities in the village.
- 3.17 The submitted Proposed Floor Plan and Elevations (25/3278/02 Rev C) indicates that the windows in the east elevation of the new dwelling serve non-habitable rooms and include frosted glass. This arrangement will protect the privacy of the neighbour's garden (No 20 Burton Road).

SCALE

- 3.18 The provisions of SADM Policy DM10(c) requires a development proposal to complement or enhance the character of the surrounding area. This includes scale.
- 3.19 The Borough Council's Good Design Guide SPD (Part 1) states that building scale can be formed in many ways, including individual standalone unit. It further states that the success will depend on where it is placed, how it relates to the surroundings, its use and architectural and design quality.
- 3.20 The visual survey of the immediate area confirmed that the adjacent existing semi-detached cottages, as well as the existing houses opposite, are 2 storeys in height. Their roof profiles and pitches are deemed to be standard
- 3.21 The submitted Proposed Floor Plans and Elevations (25/3278/02 Rev C) confirms that the proposed dwelling will be 1½ storeys in height so as to be subordinate to its immediate neighbour (Nos 18 and 20 Burton Road), as confirmed by the submitted streetscene (Plan 25/3278/03 Rev A). Its roof profile and pitch are standard too.

APPEARANCE

- 3.22 The provisions of SADM Policy DM10(c) requires a development proposal to complement or enhance the character of the surrounding area. This includes materials and architectural features.
- 3.23 The Borough Council's Good Design Guide SPD (Part 1) states that appearance relates to the important smaller elements of building and spaces, including what a building is made from and the approach taken to its detailing. It considers that the quality of new development can be spoilt by poor attention to detail. The SPD stresses that careful consideration should be given to items such as doors, windows, porches, lighting, flues and ventilation, gutters, pipes and other rain water details, ironmongery and decorative features. It considers that these elements of appearance are not viewed in isolation but together to form a whole.
- 3.24 The SPD states that materials should be practical, durable, affordable and attractive with a maintenance regime specified from the start. It considers that choosing the right materials can greatly help new development to fit harmoniously with its surroundings. The SPD accepts that the chosen materials may not have to match, but colour, texture, grain and reflectivity can all support harmony. It refers to innovative construction materials and techniques helping to achieve well designed homes.
- 3.25 The SPD states that reference should be made to the local context in material selection, and further detail relating to individual settlements is provided in the area specific guidance (Part 2). It stresses that care should be given to the selection of the type, colour and size of bricks, roof tiles, mortar colour, lintels, sills and heads.

- 3.26 The Borough Council's Good Design Guide SPD (Part 2) indicates that Twycross includes historic material/detailing and these include red brick, brick boundary walls, chimneys, and eyebrow dormers. It also indicates the presence of landscaping, high brick walls and blank elevations of farm buildings orientated away from the road.
- 3.27 The visual survey of the immediate and wider area confirmed that the adjacent existing dwellings are built of facing brickwork, although render is present. It was noted that mock Tudor gables and mono pitch roofs to porches and integral and detached garages are also present, as well as Facing brick with timber fascia and timber cladding details.
- 3.28 The submitted Proposed Floor Plans and Elevations (25/3278/02 Rev C) confirms that the proposed dwelling will be traditional in its appearance. It will comprise of the following:-

Building Materials

- Facing brickwork
- Plain rooftiles
- Timber doors and windows

Architectural Features

- Half dormer windows
- Brick plinth
- Brick dentil course to eaves
- Stone cills
- Varied window styles and sizes

LANDSCAPING

- 3.29 The provisions of SADM Policy DM10(3) requires the incorporation of a high standard of landscaping. This is required to add to the quality of the design and siting
- 3.30 The Borough Council's Good Design Guide SPD (Part 1) states that landscape design includes considering all treatments of the external environment, including planting, trees and drainage. It states that external spaces, whether public or private, provide the opportunity for relaxation, recreation, meeting with others and as such are paramount for mental and physical health, as well as a key contributor to quality of life.
- 3.31 The SPD states that boundary treatments are also a critical element of character and quality. It acknowledges that different approaches may be required for different spaces relative to their type, size and location.
- 3.32 The SPD states that boundary treatments are a significant feature of local character, the loss of which can have a highly detrimental impact on local distinctiveness. It refers to local boundary treatments, such as brick or stone walls, hedgerows, railings or soft

landscape features, can provide a beneficial means of integrating new development into the existing environment and can be critical in the overall creation of character within a scheme.

- 3.33 The Borough Council's adopted appraisal for the village's Conservation Area provides advice on boundary treatments. It states that these comprise of plain walls of local brickwork with blue or red saddleback copings are common on street frontages throughout the area. The Conservation Area Appraisal considers that these boundary treatments promote a village feel and help to channel views along the street, being replaced with wooden picket fencing towards the edges of the settlement.
- 3.34 The visual survey of the immediate and wider area confirmed that the boundaries of the adjacent existing dwellings are varied and include both man made and natural features. This includes brick walls, timber fences and native hedges.
- 3.35 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the boundaries of the proposed new dwelling will be formed by a combination of brick walls and native hedges. The former will be 0.6m in height as it abuts the public highway (Burton Road) and 2.2m in height as it defines the domestic curtilage with next door (No 18 Burton Road) and the southern garden of the new dwelling. The latter is existing, and is retained, to define both the west boundary (as it abuts Burton Road) and east boundary (with the garden on No 18 Burton Road) respectively.

FUNCTIONAL MATTERS

Refuse Storage and Collection

- 3.36 The Borough Council's Good Design Guide SPD (Part 1) states that the storage of the Borough Council's three wheelie bins should be a key design consideration from the outset. It requires that the bin store is designed to be functional, convenient and visually pleasing.
- 3.37 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling will be served by a designated bin store. This is located within the driveway for ease of access for emptying during collection day.

4. ACCESS MATTERS

INTRODUCTION

- 4.1 The provisions of SADM Policy DM17(d) requires a development to be located where the need to travel will be minimised. It also supports the maximum use of sustainable transport modes. The Application Site is an integral part of the built-up area of Twycross and is thus deemed to be a sustainable location.
- 4.2 The submitted planning application is supported by a Technical Note on Access, being prepared by Highgate Transportation. It seeks to address the highway advice provided in the pre-application advice, as well as both national and local planning policy and standards.

VEHICULAR ACCESS – INGRESS AND EGRESS

- 4.3 The Borough Council's Good Design Guide (Part 1) stresses that the availability of safe, convenient, inclusive access is paramount to demonstrating quality design and this includes the ability to reach the development site by private car. It advises that the way in which cars are accommodated within schemes is critical to the creation of a successful environment to ensure that they do not dominate the public realm.
- 4.4 The Application Site is accessed direct from a classified road, being the A444. This is Burton Road, being subject to an identified speed limit of 30mph.
- 4.5 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed dwelling will be served by a new vehicular access with the required visibility splays in both directions. This has been designed by the Applicants Highway Consultant (Highgate Transportation) to accord with the local highway authority's requirements and standards. The required crossover (with dropped kerb) will be identified by granite setts.
- 4.6 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the new vehicular access leads direct to a new driveway, being formed by decorative gravel. This is of a size capable of accommodating 3 cars that are able to enter, turn around and exit in forward gear.

SUSTAINABLE TRANSPORT - WALKING

- 4.7 The provisions of SADM Policy DM17(b) seeks to ensure that there is convenient and safe access for cycling. The Borough Council's Good Design Guide (Part 1) stresses that the availability of safe, convenient, inclusive access is paramount to demonstrating quality design. This includes the ability to reach the development site on foot.
- 4.8 The Application Site can be accessed on foot. There is an existing pavement directly opposite the Application Site, being on the west side of Burton Road.

- 4.9 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling will be served by a new footway, being provided on the east side of Burton Road, and a dropped kerb pedestrian crossing point. The footway will be 1.8m in width and formed of tarmac, with the new vehicular access and crossover being identified by granite setts. This highway infrastructure serves both the existing cottage and the proposed new dwelling, thus allowing existing and prospective occupiers to gain access, on foot and by bicycle, to the services and amenities in the village.

SUSTAINABLE TRANSPORT - CYCLING

- 4.10 The provisions of SADM Policy DM17(b) seeks to ensure that there is convenient and safe access for walking. The Borough Council's Good Design Guide (Part 1) stresses that the availability of safe, convenient, inclusive access is paramount to demonstrating quality design. This includes the ability to reach the development site by bicycle.
- 4.11 The Borough Council's Good Design Guide (Part 1) states that designed cycle storage is an important part of promoting sustainable movement choices. It indicates that this can include an external purpose-built structure.
- 4.12 The Cycling Map for the Hinckley and Bosworth area (2020) indicates that the village of Twycross includes a "quieter route" for cycling purposes. This is identified as Bilstone Road in that it connects the village to a designated cycle route, being H & B4 (Cycle and steam Bosworth promoted route (on-road)).
- 4.13 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling will be served by a designated bike store. This is located in the side garden for ease of access and security reasons.

SUSTAINABLE TRANSPORT – PUBLIC TRANSPORT

- 4.14 The Borough Council's Good Design Guide (Part 1) stresses that the availability of safe, convenient, inclusive access is paramount to demonstrating quality design. This includes the ability to reach the development site by public transport.
- 4.15 The Leicestershire Network Bus Map and Guide (April 2021) indicates that the Application Site and village is on a bus route (A444), being Service No 7, connecting them to Measham (north) and Fenny Drayton (south) respectively. The nearest bus stop is located to the south west of the Application Site in the vicinity of the village hall, being able to be accessed via the new footway and crossing point.

OPERATIONAL CAR PARKING PROVISION

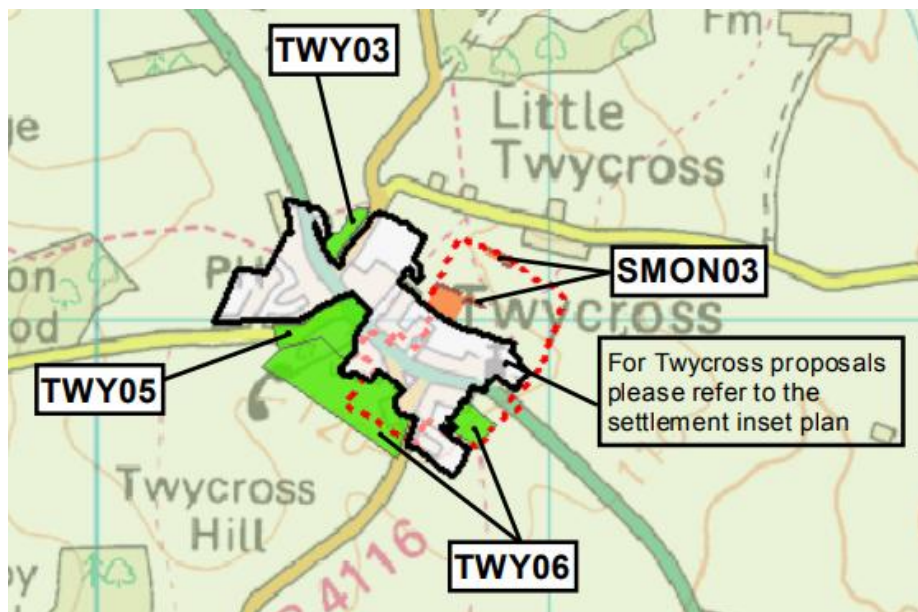
- 4.16 The provisions of SADM Policy DM18 requires a development to provide an appropriate level of parking provision. It indicates that the level can be justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design.

- 4.17 The provisions of SADM Policy DM10(g) refers the provision of an electric charging points. It requires the infrastructure to be integrated into the development from the outset.
- 4.18 The submitted Proposed Site Plan (25/3278/01 Rev E) indicates that the proposed new dwelling will be served by a new driveway. This is of a size capable of accommodating 2 cars that are able to enter, turn around and exit in forward gear.

5. CONCLUSIONS

- 5.1 The Applicant is seeking full planning permission to develop land he owns at Lagos Cottage, Burton Road, Twycross. This involves erecting a one and half storey cottage style dwelling and undertaking associated works.
- 5.2 The Application Site comprises of a rectangular shaped piece of land to the side of the Applicants existing semi-detached cottage, being the existing cottage's garden. The boundaries of the Application Site are all well-defined, being surrounded on two sides by existing built development.
- 5.3 The local planning policies seek to direct new housing development to certain settlements in the Borough, including Twycross. Within the settlement boundary for the village, support is given to realising development opportunities. This is seen as including the Application Site given its context, being part of a long-established residential area.
- 5.4 Both national and local planning policies support development that is sustainable, in both urban and rural locations. This includes giving encouragement to making effective and efficient use of land, particularly where it is of no high environmental value.
- 5.5 The siting of the cottage will not impact on the living conditions of neighbouring dwellings. It is considered that the design of the cottage and the separation distances involved would be sufficient to protect amenity.
- 5.6 The development proposal has been designed to complement its immediate and wider surroundings. It is to be built of materials that are found locally, including its detailing.
- 5.7 The Application Site is to be served by a new private access with ingress/egress to Burton Road, being of a standard suitable to accommodate the proposed traffic. The visibility splays and level of car parking proposed complies with the County Council's standard.
- 5.8 The Application Site is to be served by a new footway and crossing point that allows prospective occupants of the proposed development to access the village on foot and by bicycle. Both highway infrastructure complies with the County Council's standards.
- 5.9 The Applicant cordially invites the Borough Council to grant planning permission for the proposed development. It is accepted that this will be subject to appropriately worded conditions with reference to the advice given in the NPPE.

APPENDIX 1: EXTRACT FROM BOROUGH WIDE POLICIES MAP



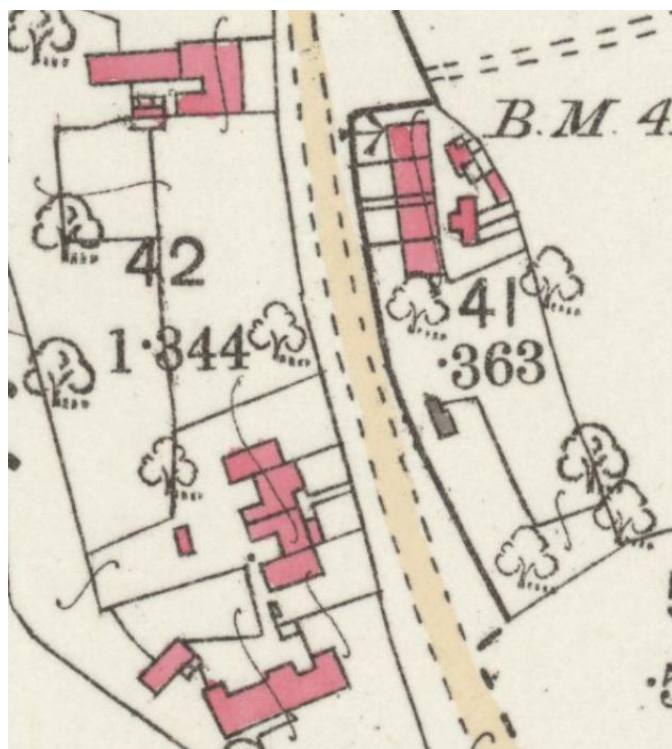
Key

	Bosworth Battlefield
	Charnwood Forest (Core Strategy Policy 22)
	Community Facility
	Community Facility Boundary
	Countryside
	Conservation Area
	Cultural and Tourism Facility
	Cultural and Tourism Facility Boundary
	Existing Employment Site
	Employment Site with Planning Permission
	Green Wedge
	Local Wildlife Site
	National Forest (Core Strategy Policy 21)
	Natural and Semi-Natural Open Space
	Natural and Semi-Natural Open Space with Planning Permission
	Open Space, Sports and Recreation Facility*
	Open Space, Sports and Recreation Facility Allocation
	Open Space, Sports and Recreation Facility with Planning Permission
	Residential Site with Planning Permission
	Scheduled Monument
	Site of Special Scientific Interest (SSSI)
	Settlement Boundary

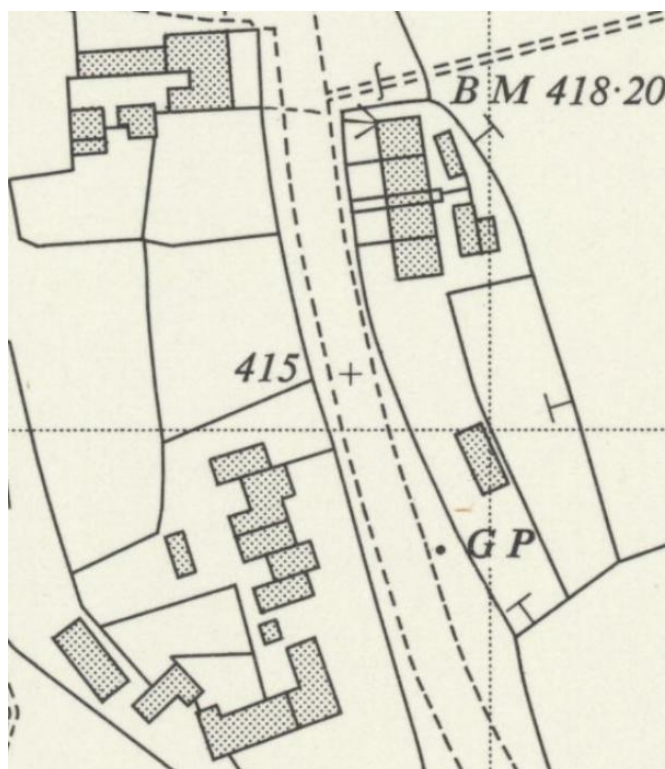
The map displays the Twycross area with various land use allocations. A thick black line outlines the settlement boundary (TWY01). Other colored areas include: pink for community facilities (TWY03, TWY04, TWY05, TWY06, TWY07, TWY08, TWY09, TWY10, TWY11, TWY12); green for open space, sports, and recreation facilities (TWY02, TWY03, TWY04, TWY05, TWY06, TWY07, TWY08, TWY09, TWY10, TWY11, TWY12); blue for existing employment sites (TWY03); orange for scheduled monuments (SIMON03); and yellow for conservation areas (TWY03, TWY04, TWY05, TWY06, TWY07, TWY08, TWY09, TWY10, TWY11, TWY12). The map also shows the Twycross River, Lea Farm, Nursery, Panter's Farm House, Sewa Wor, Bull's Head Plantation, and Twycross Allocations. A key in the bottom left corner defines the symbols and colors used. A scale bar and north arrow are also present.

APPENDIX 3: EXTRACT FROM THE 1886 AND 1958 OS MAPS

1886



1958



APPENDIX 4: CONTEXTUAL ANALYSIS OF VILLAGE

Projecting Gable



7 Tudor Road (original house)

Half Dormer Windows



15 Sleepy Road (Corner with Flax Lane)

Gable End Windows



The Hollies, Sheepy Road

Brick Dentil Course



Old Post Office, Burton Road

Public Realm Brick Walls



18 Church Street (Manor Farmhouse) (tall wall with garden behind)



7 Church Street (low level wall at corner with St James Close)