

## **PLANNING STATEMENT**

Erection of one new dwelling – revised application following  
20/00551/FUL

At

The Lilacs, No. 1 Nailstone Road, Barton in the Beans, CV13 0PU.

Prepared by:

Ellie Jones LLB (Hons) MSc MRTPI

58 Spon Lane  
Grendon  
Warwickshire  
CV9 2PD

Tel: 01827 714452

## Table of Contents

|     |                                                           |
|-----|-----------------------------------------------------------|
| 1.0 | INTRODUCTION                                              |
| 2.0 | DESCRIPTION OF THE SITE AND ITS SURROUNDINGS              |
| 3.0 | RELEVANT PLANNING HISTORY                                 |
| 4.0 | DESCRIPTION OF THE PROPOSAL                               |
| 5.0 | DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS |
| 6.0 | POLICY ASSESSMENT                                         |
| 7.0 | CONCLUSIONS                                               |

## INTRODUCTION

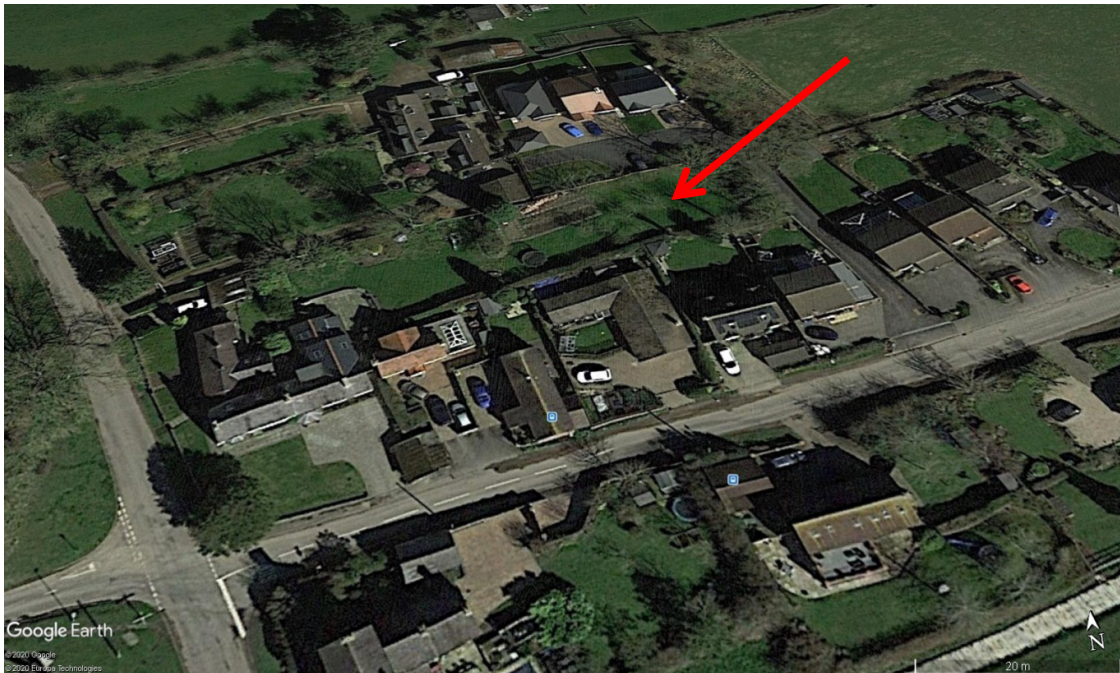
- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the erection of one new dwelling at The Lilacs, No. 1 Nailstone Road, Barton in the Beans, CV13 0PU. The application is made on behalf of Mr Alex Salter. This is a revised planning application following the grant of planning permission for one new dwelling – planning ref: 20/00551/FUL

## 2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to an oblong shaped piece of land currently forming part of the residential curtilage of the property known as The Lilacs, No. 1 Nailstone Road. The land is situated to the north of Nailstone Road and to the east of The Lilacs as shown as land edged red on the extract copy of the site location plan below.



- 2.2 The plot of land is located within the defined settlement boundary of Barton in the Beans and forms an infill plot of land surrounded by existing residential properties. The age, architectural style and character of surrounding properties vary significantly and include a mix of single storey, two storey and some three storey developments. An aerial image of the site is provided below.



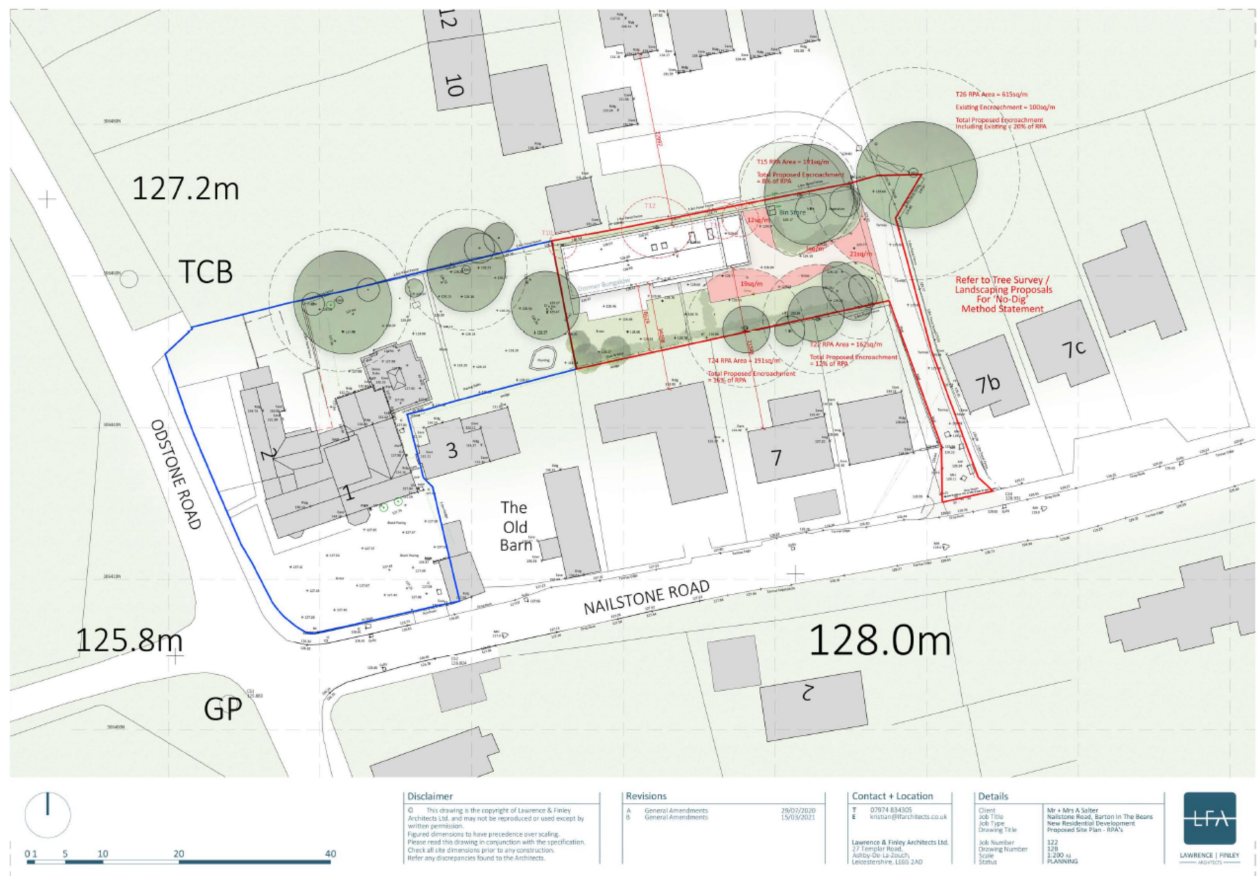
### 3 RELEVANT PLANNING HISTORY

- **20/00551/FUL** | Residential Dwelling with associated car parking on land to the rear of 1 Nailstone Road accessed via Barton Court | Status: Planning Permission
- Proposed second floor and single storey rear extension | Ref. No: 13/00540/HOU | Status: Planning Permission
- Certificate of existing lawful use for garden land ancillary to The Lilacs | Ref. No: 15/00380/CLUE | Status: Certificate of Lawful Existing Use
- Two storey rear extension | Ref. No: 19/00548/HOU | Status: Planning Permission
- Two storey rear extension & re-location of rear common boundary between 1 Nailstone Road and 2 Odstone Road | Ref. No: 19/01200/FUL | Status: Planning Permission
- Single storey side extension | Ref. No: 20/00113/HOU | Status: Planning Permission

### 4 DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes the erection of a new residential property. The dwelling has an oblong layout and adopts an agricultural design approach. The property is of single storey proportions and provides an open plan, modern living space with two bedrooms and an integral garage at ground floor level and one additional bedroom is provided within the roof space. The new dwelling is positioned along the northern boundary of the site and is orientated side facing to the road. The private garden space for the new property is located to the south of the property with direct access to the main family living space. The existing landscaped

boundary shared with existing properties along Nailstone Road is to be retained. An extract copy of the proposed site plan is provided below:



- 4.2 Access to the site is taken from Barton Court. There is ample space within the site to provide car parking and turning space for vehicles.

## 5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

## 5.2 [Core Strategy](#)

- Policy 13 – relates to the rural hamlets. The policy supports new housing development within the defined settlement boundaries that provides for a mix of housing types and tenures. Barton in the Beans is a rural hamlet and the application site is located within the defined settlement boundary.

## [The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)](#)

- DM1 – Presumption in favour of sustainable development
- DM10 – Development and Design
- DM18 – Vehicle parking standards

## [National Planning Policy Framework \(NPPF\)\(2019\)](#)

- 5.3 The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental and social.
- 5.4 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

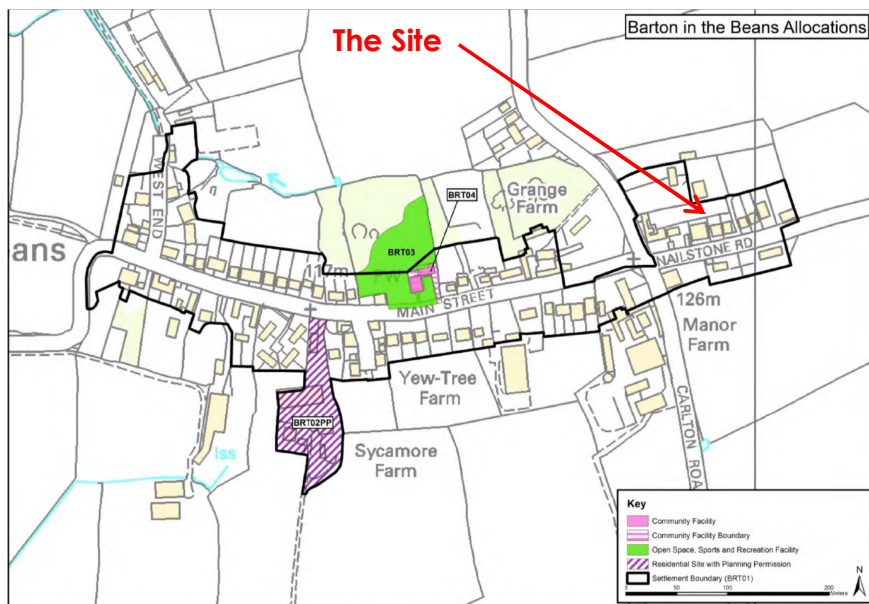
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.5 When decision taking, para 38 advises local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

## 6 POLICY ASSESSMENT

### Principle of development

- 6.1 Core Strategy Policy 13 relates to the rural hamlets. The adopted development plan policy supports new housing development that is located within the defined settlement boundaries of these settlements.
- 6.2 Barton in the Beans is identified as a rural hamlet at Core Strategy Policy 13 and the application site is positioned within the defined settlement boundary as shown on the adopted SADMP proposals map. The principle of developing the site for housing complies with the adopted spatial hierarchy and SADMP and is therefore acceptable.
- 6.3 Planning permission has already been secured for the erection of one new dwelling under



planning reference 20/00551/FUL. This planning permission remains extant and is the lawful fall back for the development of the site. The current application seeks a revision to the extant permission.

SADMP policy DM10 seeks to ensure development complements or enhances the character of the surround

---

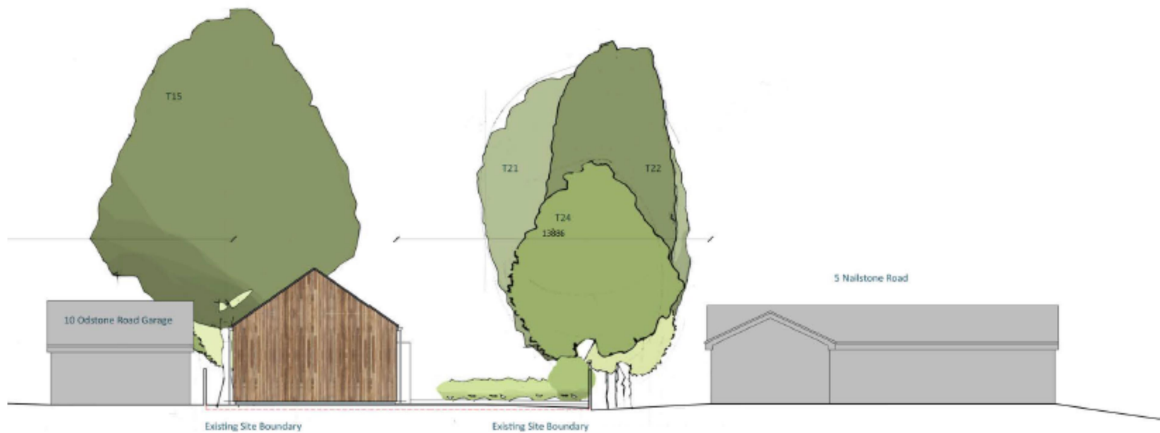
### Design and character

- 6.4 SADMP policy DM10 seeks to ensure development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

The site is an infill plot of land with existing residential properties to each of the application site boundaries and direct access onto an existing access road; it is considered the position and layout of the property is well related to the grain of existing development in the area. As identified at section 2 above, the design of existing surrounding development varies significantly in terms of age, architectural style, character and scale. There are a number of rural properties of a traditional farm house design, including a converted former agricultural barn, situated along Nailstone Road. Alongside the traditional rural properties are examples of much later developments including the recently completed Barton Court. The scale of existing development is similarly varied and includes single, two and three storey properties. This variety in scale and design provides ample opportunity for a number of design approaches for the proposed new dwelling. In this case, in order to complement the rural setting, the architectural design approach is that of a simple modern agricultural building finished in a timber clad material. The height and scale of the new dwelling has purposefully been kept low to aid the property's integration between existing buildings and retained landscaping. It is submitted the architectural design and choice of materials complement both the rural setting and variety of surrounding development in accordance with the objectives of SADMP policy DM10.

### Residential amenity

- 6.5 The site is an infill plot of land, which is already in residential use as part of the curtilage of The Lilacs and which is situated within an established group of residential properties. The use of the site for residential purposes is therefore compatible with existing surrounding land uses.
- 6.6 The property is positioned between an existing bungalow at No. 5 Nailstone Road and an existing detached garage relating to No 10 Odstone Road. As identified at para 6.4 above, the height and scale of the new building has been designed to integrate between the scale of surrounding development and this is demonstrated on the submitted elevation site section plans 122\_21 and 122\_22 (extract copy of 122\_21 is provided below.) The height and scale of the property prevents any concerns for overshadowing of the neighbouring properties.



The first floor fenestration for the new dwelling has been limited to four rear elevation roof light windows (facing the turning head within Barton Court) and a side facing gable window overlooking the access drive. The position of these windows ensures there are no first floor facing principal windows and avoids concern for overlooking of private amenity spaces. The trees and well-established landscaped boundary shared with properties along Nailstone Road is to be retained and prevents any inter visibility between the ground floor windows. For these reasons, it is concluded that the application meets with the objectives of development plan policy DM10 of the SADMP in delivering suitable standards of private amenity for both existing and future occupiers.

#### 6.7 Trees and landscaping

A number of trees on the site are subject to a Tree Preservation Order and these are identified on the submitted tree constraints plan. The protected trees are mainly positioned on the southern site boundary shared with properties 7/7a Nailstone Road, together with one tree to the northern site boundary and one tree located on the edge of the application site boundary on the eastern side of the access road. Each of the protected trees is to be retained under this application. The submitted tree protection plan and impact assessment identifies that the construction of the new dwelling does not impact the root protection zones of these protected trees and the proposed new driveway will be of a no dig construction.

6.8 As identified on the submitted tree plan and assessment the application does necessitate the removal of some trees to the northern boundary of the application site. None of the trees for removal are protected and all but one of the trees is identified as either category C or U trees.

---

6.9 Highway safety

Access to the site is taken from the existing roadway leading to Barton Court. There is ample space within the site to provide car parking and turning space for vehicles. There is no concern for highway safety arising from this development.

6.10 The planning balance:

The site is located within the adopted development boundary of settlement where new small scale development is supported. There is also an extant planning permission in place for the erection of one new dwelling on this site. The development would make a positive contribution to the delivery of housing land supply without causing conflict with the adopted spatial hierarchy. The design and location of the development complements the character of the area and residential amenity standards are delivered for future and existing occupiers. The proposal carefully considers existing landscape features in order to retain the existing protected trees on site. The development is considered to meet the three objectives of sustainable development: economic, social and environmental and there are no adverse impacts arising from this development that would outweigh the clear benefit of delivering the site for housing. The presumption in favour of sustainable development applies and this is a significant material planning consideration.

## 7 CONCLUSIONS

- 7.1 The principle of development is supported by the adopted spatial hierarchy in the Core Strategy. The proposal would respect the scale and character of the street scene, retain adequate private amenity for both existing and future occupiers and would not significantly adversely affect the amenities of the occupiers of neighbouring properties. There would be no adverse impact on highway safety or parking provision. The application is considered to be in accordance with Policies DM1, DM10 and DM18 of the SADMP. The proposal meets with the objectives of the adopted development plan and in accordance with the presumption in favour of sustainable development planning permission should be supported without delay.