

PLANNING STATEMENT

ERECTION OF A SELF-BUILD DWELLING ON LAND AT

CORNER HOUSE No. 1A BOYSLADE ROAD EAST BURBAGE



REF. 818-BRB-PS (-)



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1.0 PURPOSE

- 1.1 The Planning Statement is to support the submission for Erection of a Self-Build Dwelling including access (Full Plans application) on land adjacent to the Corner House at No. 1A Boyslade Road East, Burbage.

2.0 SITE ASSESSMENT & LOCATION

- 2.1 The proposed site sits on generous corner plot of land forming part of 1A Boyslade Road East.

The site is within an existing residential area of Burbage and located 0.4 miles from the Centre of Burbage.

Burbage village is located South – East of Hinckley Town centre.

The adjoining boundaries of neighboring properties are No. 12 Boyslade Road and No. 1 Boyslade Road East are separated by an existing 1.8m high timber fences. The boundary facing onto Boyslade Road East and Boyslade Road is existing hedge row of circa 1.8m to 2.0m in height.



Fig 1. Site Location



Fig 2. South East view of the site



Fig 3. View looking North to the site

3.0 PLANNING POLICY & GUIDANCE

3.1 Relevant Hinckley and Bosworth Borough Council (HBBC) applicable Core strategy & development Policies DPD:

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

3.2 National Planning Policy guidance:

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG) 7.4. Other relevant guidance

Good Design Guide (2020)

National Design Guide (2019)

3.3 In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application.

4.0 PLANNING HISTORY

4.1 Planning applications submitted:

- 22/00888/OUT - Corner House 1A Boyslade Road East
Erection of a single dwelling (Outline access to be considered only)
 - Validated September 2022Validated April 2023
- 23/00408/HOU - Corner House 1A Boyslade Road East
Installation of Electric Gate and brick Piers – Validated April 2023

4.2 The Outline Planning application as Ref. 22/00888/OUT was previously withdrawn as it was felt at the time that there was insufficient information to support the Planning officers' concerns at the time of application with being only an Outline Planning application. which I highlight below comments raised by the Planning officer:

- *Whilst the plot may be physically big enough to accommodate a building that doesn't make it good design.*
- *A new building on this side will impact upon the outlook and amenity they currently enjoy. Whilst the privacy of the neighbours could be safeguarded potentially by having a single storey building, we would have to remove permitted development rights for rear dormers.*
- *It suggests the development does not meet the requirements of para 134 of the NPPF. The privacy enjoyed by the new property itself would also likely be limited due to the close proximity of number 1 Boyslade Rd East and number 12 Boyslade Rd. All of this suggests the relationships are not adequate.*
- *We also need to consider whether the development would be in keeping with the character of the area. Having discussed it with my manager we feel the development would be contrived and a further building here is likely to be cramped and would not complement or enhance the area as required by Policy DM10 of the site allocations and development management policies DPD.*

4.3 Response to raised issues from the Outline Planning application:

- It is acknowledged in comment that the plots is physically big enough, which is considered true.
- Given comments previously raised were purely on an Outline Planning application that did not outline any size of dwelling proposed on the land in terms of scale and mass, and further how the proposed dwelling would sit and complement the area. We feel that that this application provides the opportunity to submit plans that give further clarity on the designs and how they relate to the immediate surrounding area.
- Comments raised in respect of No. 1 Boyslade Rodd East and No. 12 Boyslade Road and suggesting the relationship is not adequate. It is felt that how the proposed dwelling is designed in position and only of 1.5 storey in height would not be detrimental to the existing housing. Privacy outlook from the proposed dwelling looking over neighbouring properties would be controlled by not incorporating any windows at 1st floor height.
- The potential issue of the dwelling feeling cramped that would not compliment or enhance the area is clearly demonstrated within the plans submitted, maintaining a good amount of amenity space around the proposed dwelling and the style of dwelling would be in keeping with the local character of existing housing around. Again, such clarity was not presented at the time of the Outline Planning application with the application being only Outline seeking permission in principle along with access for the site.
- The client has consulted with the neighbour at No. 12 on the proposed plans prior to an application and there is no objection, and the neighbours are in support of the proposals.

5.0 PRINCIPLE OF DEVELOPMENT

5.1 The Framework seeks to protect communities from inappropriate development but not to curtail development where it accords with Local Plan policy. Planning policies and decisions should no longer attempt to impose architectural styles however it is proper to seek to promote or reinforce local distinctiveness and reflect the adjacent built form.

5.2 Paragraph 118 of the Framework that states planning policies and decisions should: “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

5.3 The Framework supports the efficient use of land where there are clear social, economic and environmental benefits and that each application should be judged on its individual merits.

5.4 With a sensitive design and the retention of the mature vegetation along the existing boundaries, the development would blend in to the surrounding built environment. As such the final design can accord with paragraph 130 of the Framework that states:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

- 5.5 The applicant is seeking to make optimal use of the site with a balance of respecting the existing residential housing surrounding the site that maybe impacted on, which is entirely within a residential area and a suitable location for small scale development.

There are a number of properties that are detached and Semi-detached within the immediate setting, which reflects that a Detached dwelling in this location would not look out of Character.

Context of existing housing in the immediate area with a mix of 2 storey Dwellings and dormered style dwellings with a mixed pallet of materials:



Fig 4. Dormer bungalow on Boyslade Road East



Fig 5. No. 1A Boyslade Road – Dormer Bungalow



Fig. 6 Dormer Bungalow on Boyslade Road



Fig. 7 Dormer Bungalow on Boyslade Road



Fig. 8 Rendered character dwelling on Boyslade Road



Fig. 9 1.5 storey dwellings along Boyslade Road

5.7 Amount:

The amount of development in terms of site coverage would be for a single detached dwelling.

5.8 Layout:

The proposed ground floor layout incorporates an open plan kitchen / dining area, office, lounge and WC / utility area and the proposed first floor incorporates a family bathroom and 2 bedrooms, and 1 bedroom with an en-suite.



Fig. 10 Proposed Site Layout

5.9 Design:

The proposed design of the development is very much in keeping with local character of existing houses in the area, boasting a traditional form in appearance with dormer bay windows, brick plinth, chimney, oak fronted porch, eaves and verge detailing, brick corbels, and window head and cill detailing.

The materials proposed will be of brick and render to match the local area.

5.10 Scale:

The development clearly needs to be in keeping with the scale of existing development of the immediate surroundings and to that point the height of the ridge proposed is no higher than that of No. 1A Boyslade Road and No. 12 Boyslade Road.

5.11 Landscaping:

Additional planting would be proposed to enhance and complement the existing Bio-diversity of the site.

Hard Landscaping:

There will be a patio area to the rear of the property and connecting side paths from front to back. There will be a hardstanding area with permeable block paving to the front of the property.

Soft Landscaping:

The existing garden will remain as a grassed area for the garden amenity use with existing foliage as existing along the boundaries.

5.12 Access:

Vehicular access will be in accordance with Leicestershire County Council's Leicestershire Highway Design Guide (2022) and assessed with vehicle tracking, and would be dealt with by means of a Reserved Matters application.

5.13 Sustainability:

The dwelling shall incorporate sustainability features to reduce the Carbon footprint such as:

1. Air Source Heat Pumps
2. Solar Panels (PV's)
3. Electric Vehicle Charging Point
4. Compost Bin
5. Water Butts

6.0 ACCES AND PARKING

- 6.1 A new dropped kerb will be proposed to create the access from Boyslade Road. Parking can be accommodated within the scheme to meet the necessary requirements for the new dwelling and as Boyslade Road is publicly maintained, the development would be served from an adopted road frontage. The access would be designed to meet LHA standard guidance.
- 6.2 PPG13 and associated guidance is replaced by the NPPF that states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” When considering the above, the modest amount of development and the percentage impacts of this traffic are considered minimal meaning the impact of the development will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity.
- 6.3 2 No. Parking spaces will be proposed to meet the relevant Parking standards.
- 6.4 The future dwelling itself would propose a ramp in accordance with the Building Regulations Approved Document ‘M’ and Disability Discrimination Act.

7.0 SOCIAL CONTEXT

- 7.1 Wherever possible and economic to do so, local materials, goods and services will be utilised in undertaking the development.

8.0 SELF-BUILD ACT 2015

8.1 Custom and self-build housing is legislated for in the Self-build and custom Housebuilding Act 2015 (as amended) (the 2015 Act). The Act places three legal duties on local authorities:

- To hold a register of individuals who are seeking to acquire serviced plots of land for their own custom and self-build home (section 1),
- To have regard to the register when carrying out its functions relating to planning, housing, land disposal, and regeneration (section 2), and
- To grant enough planning permissions for custom and self-build housing to meet the demand on the register (section 2A).

8.2 The Government's National Planning Policy Framework⁵ (NPPF) (2023) and Self-build and Custom Housebuilding Planning Practice Guidance⁶ (PPG) are material considerations in the determination of planning applications and set national policy and guidance relating to custom and self-build housing.

8.3 Given the location and that there are existing services already established for the site, this would make an ideal Self-Build development project location.

Self-Build and Custom housebuilding Act 2015 (Links):

<https://www.legislation.gov.uk/ukpga/2015/17/contents>

<https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

9.0 CONCLUSION

- 9.1 The proposed development will have no adverse impact upon the amenity or character of the area and will be in keeping of the existing area.
- 9.2 Maintaining a good balance of a quality designed house within the landscape and at the same time respecting the natural environment is key.
- 9.3 The site falls within the within an established Settlement and its envisaged the proposal would not be detriment to the local area.
- 9.4 The application site is well-located within the established residential context and is within walking distance of local facilities and services.
- 9.5 The proposed dwelling would complement to reflect traditional styled properties of the area and contextually appropriate in design and proportion to reflect the character of the area.
- 9.6 Sufficient off-street parking is provided within the curtilage of the site which complies with adopted Policies. The proposals would not detrimentally affect the safe efficient use of the local highway network.
- 9.7 We would seek to work in a positive manner with Hinckley and Bosworth Planning Authority in delivering the best design solutions for the site that reflects the natural landscape and surroundings.
- 9.8 The scheme complies with all relevant Planning Policies of the Hinckley and Bosworth Planning Policies and National Planning Framework. In accordance with presumption in favour of such development established by paragraph 11 of the National Planning Policy Framework, it is therefore respectfully requested that Planning Permission should be formally granted.



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