



MAIR

LAND & PLANNING CONSULTANTS LTD

PLANNING STATEMENT

Little India, Peckleton

July 2023

Ref.: MLP-23-J010



RTPI

Chartered Town Planner

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Prepared on behalf of S and S Contracting Ltd

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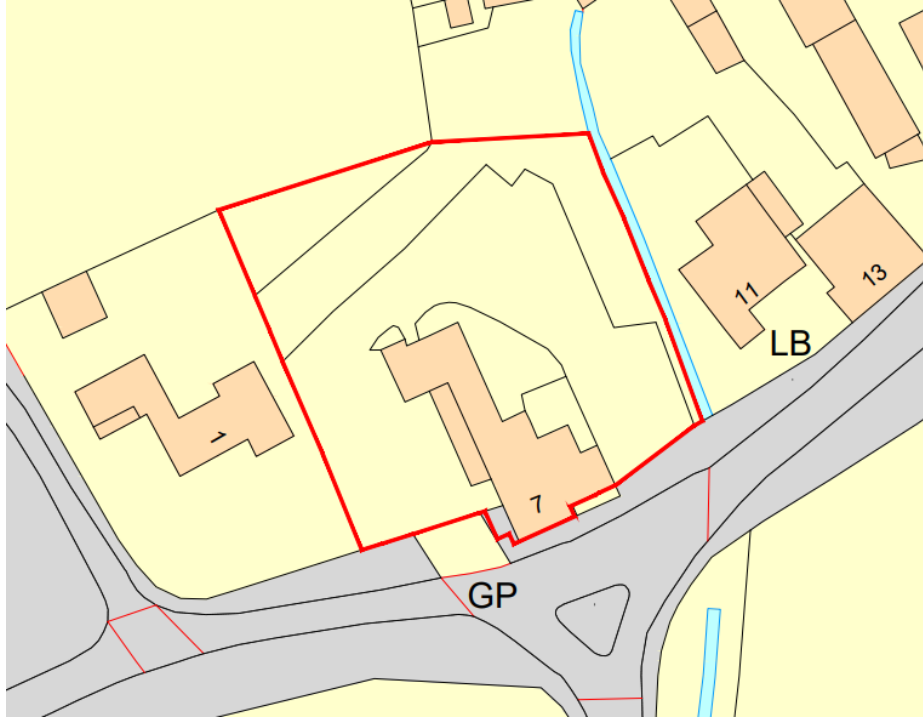
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1. Introduction

- 1.1. Mair Land & Planning Consultants Ltd has been instructed by the applicant, S and S Contracting Ltd, to prepare and submit a full planning application for the proposed development consisting partial demolition and conversion of existing building to form a new dwelling and construction of 3 new dwellings at Little India, 7 Main Street, Peckleton.
- 1.2. This Planning Statement provides an assessment of the site and its surroundings, including adjacent land uses. It also examines national and local planning policy relevant to this application and outlines the proposed development submitted for consideration by Hinckley & Bosworth Borough Council.
- 1.3. The application is supported by a suite of technical surveys and reports along with full planning drawings for the proposed development. These documents are submitted as part of the application for determination by Hinckley and Bosworth Borough Council.
- 1.4. The site benefits from an existing planning consent for residential development, ref. 21/00364/FUL, approved 19 April 2022. The submitted planning application seeks to amend the approved layout to create an improved scheme, which the applicant intends to construct. On this basis we consider that the site is suitable to accommodate the proposed development as described above.

2. Site Appraisal & Context

2.1. With reference to Figures 1 and 2 below, the application site covers an area of approximately 0.49 acres (1,937 sq. m.) and is outlined in red on the plans below.



Above: Figure 1 - Location Plan

Below: Figure 2 – Location Plan (googlemaps)



- 2.2. The site is currently vacant and comprises single storey and two storey brick buildings, which have most recently been used as a restaurant, known as Little India. In addition, a significant area of the site is covered by hardstanding, comprising two access points and car parking areas. The site and buildings have fallen into disrepair and it is therefore proposed that the redevelopment of the site to provide new homes will provide betterment to the local area.
- 2.3. The site is located on the western edge of the village of Peckleton, located within the defined boundaries of Hinckley and Bosworth Borough Council.
- 2.4. The site is well contained and is bound by residential development in the form of existing residential properties to the east and west. There is an existing agricultural complex and paddock land to the north and Main Street to the south. Beyond Main Street to the south is open countryside.
- 2.5. Existing mature trees and hedgerows can be found along the site boundaries.
- 2.6. The proposed redevelopment of the site is considered to be a logical infill development, as already considered and approved by Hinckley & Bosworth Borough Council under planning reference 21/00364/FUL.

3. Planning Policy Context

- 3.1. Following a review of national and local planning policies, we consider the policies set out below are relevant to the planning application.

National Planning Policy Framework (Revised July 2021)

- 3.2. The National Planning Policy Framework (NPPF) was first published in March 2012. The document was revised in July 2021. It confirms the Government's planning policies for England and sets out a Framework against which planning applications are determined.
- 3.3. Paragraph 7 of the NPPF states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'* and there are three objectives to sustainable development, these being economic, social and environmental.
- 3.4. At Paragraph 10 the NPPF confirms a *'presumption in favour of sustainable development'* at the heart of the Framework.
- 3.5. Paragraph 11 sets out how the presumption in favour of sustainable development should be applied:
- 'For decision-taking this means:*
- c) approving development proposals that accord with an up-to-date development plan without delay'*
- 3.6. Further policies of importance include:
- 3.6.1. Paragraph 38, which places an emphasis on approving applications for sustainable development where possible.
- 3.6.2. Paragraph 59, which highlights the objective to significantly boost the supply of homes by bringing forward a *'sufficient amount and variety of land.'*
- 3.6.3. Paragraph 68, which states *'small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly.'*
- 3.7. We consider that the proposed development accords with the NPPF in respect of the principle of development and further policies relating to good design and quality of development.

Hinckley & Bosworth Borough Council Core Strategy (Adopted 2019)

- 3.8. The Core Strategy identifies the settlement hierarchy for the Borough, setting out that Peckleton is classed as a rural hamlet area. The Core Strategy states that the development for rural hamlets will be confined to infill housing development, local choice schemes and conversion of agricultural buildings to employment.
- 3.9. Policy 13 of the Core Strategy states that rural hamlets will support housing development within settlement boundaries, which accord with Policy 17 (Local Needs). Policy 17 goes on to state that development should be of a small scale and design which reflects the character and appearance of the village.
- 3.10. We consider that the proposal accords with the Core Strategy in that the site is within the settlement boundary for Peckleton and consists of a small scale development, reflecting the character of the existing settlement.

Hinckley & Bosworth Borough Council Site Allocations and Development Management Policies DPD (Adopted 2016)

- 3.11. We believe that the proposed development complies with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD. Policy DM10 states that development should complement or enhance the character of the surrounding area. The proposal will ensure a currently vacant site, which has fallen into disrepair is redeveloped to a high quality of design and build, providing betterment to the local area. This will enhance the visual appearance of the site and its surroundings.

4. Use & Amount

4.1. The proposal is for a residential development scheme comprising partial demolition and conversion of an existing building to form a new dwelling and construction of 3 new dwellings.

4.2. The development consists of the following:

4.2.1. Plot 1 – 5 bed dwelling – 173.8 m² + 37.8 m² double garage

4.2.2. Plot 2 – 4 bed dwelling – 141.6 m² + 18.3 m² single garage

4.2.3. Plot 3 – 4 bed dwelling – 141.6 m² + 18.3 m² single garage

4.2.4. Plot 4 (conversion of the existing building) – 4 bed dwelling – 162 m² + 21.9m² single garage

4.3. Each dwelling will benefit from an additional 2 car parking spaces

5. Layout

5.1. A proposed site plan (see Figure 3) has been prepared and submitted to demonstrate how the site will be developed.



Above: Figure 3 – Proposed Site Plan

5.2. The red line site boundary has been extended to include an additional area of land not included within the previous planning application. This has enabled the creation of a feature plot at Plot 1 as you enter the site.



Above: Figure 4 – Plot 1 Front Elevation

5.3. The frontage of the existing building will be retained with the extensions to the rear demolished to facilitate further development of the site.

5.4. The dwellings will benefit from west facing gardens with car parking to the front.

5.5. A bin collection point is located to the front of the site with the location adhering to required distances from the properties and the main road.

5.6. The dwellings as shown on the proposed site plan are set back from the internal road with a landscaped area to the front and car parking. This will ensure the dwellings do not appear dominant.

5.7. Each plot is appropriately sized, providing a generous rear garden, particularly Plot 1.

6. Appearance and Landscaping

6.1. The proposal will deliver a high-quality and attractive development, with appropriate landscaping to the front and rear of the dwellings.

6.2. An 'External Materials Schedule' has been submitted in support of the planning application.

7. Access & Movement

- 7.1. The existing western access into the site will be used for vehicular and pedestrian access, whilst the eastern access will be closed. The appropriate access widths can be delivered as per highway guidance.

8. Car Parking Provision

- 8.1. Each plot benefits from car parking provision as follows:
- 8.1.1. Plot 1 – Double garage plus 2 parking spaces
 - 8.1.2. Plot 2 – Single garage plus 2 parking spaces
 - 8.1.3. Plot 3 – Single garage plus 2 parking spaces
 - 8.1.4. Plot 4 – Single garage plus 2 parking spaces
- 8.2. In addition, there are a further 2 parking spaces provided on site.

9. Scale

- 9.1. The proposed dwellings will be two storey with some elements of single storey.

10. Flood Risk

- 10.1. The site is located within Flood Zone 1, being at low risk of flooding.

11. Conclusion

- 11.1. In summary, it is considered that the site is capable of supporting the proposed development as set out in this statement and as per the supporting documents. The site benefits from an approved planning consent and this application seeks to amend the design to provide an improved layout.
- 11.2. There are no constraints to development on the site and no material considerations which indicate that development should be refused. As such, planning permission should be granted without delay.