

Planning, Design and Access Statement

Proposed erection of Bungalow at:

Land adjacent 18 Heath Lane,

Earl Shilton

Leicestershire

LE9 7PB

For: Footprint Architectural Design

34 Amber Way

Burbage

LE10 2LG

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1. Introduction

1.1 This Planning, Design and Access Statement has been prepared in support of a detailed planning application for the erection of a one-bedroom bungalow at Heath Lane, Earl Shilton.

2. Site Description

2.1 The application site is currently a garden adjacent 18 Heath Lane, there is a Surgery to the North of the site and houses to the East, South and West, access is gained from an existing entrance on Heath Lane.

2.2 Heath Lane connects Hinckley Road and Charnwood Road, there is a mixed tenure of dwellings in the surrounding area.

2.3 Heath Lane consists of a mixture of semi-detached; detached; terraced and bungalow post-war brick-built houses, some of which have been subject to extensions and alterations.

3. Planning History

3.1 Previous Planning Approval has been granted on the existing bungalow. Reference: **24/00100/HOU**.

4. Proposed development

4.1 This application proposes the erection of a one-bedroom bungalow with parking for two cars and refuse lay-up space.

4.2 The proposed building follows the design of houses in the local area, the new building will be finished in a similar brick. Tax windows have been incorporated in the Side Elevation and Brick detail has been incorporated around windows and doors.

4.3 A similar design approach has been adopted for the rear elevation.

4.4 The dwelling is proposed to be finished in brick and tile in keeping with other properties in the vicinity.

5. The Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the development plan consists of the adopted Hinckley and Bosworth Core Strategy 2006 – 2026 and the saved Policies of the Hinckley and Bosworth Local Plan 2001.

5.2 The property is located within the settlement boundary for Earl Shilton as defined on the Local Plan proposals map. The relevant policies are therefore considered to be BE1 (Design and Siting of Development) and RES5 (Residential Proposals on Unallocated Sites) which are both saved policies of the 2001 Local Plan.

5.3 Policy RES5 concerns residential proposals on unallocated sites. This states:

On sites which are not specifically allocated in the plan for housing, planning permission will only be granted for new residential development if:

a) The site lies within the boundaries of an urban area or rural settlement as defined on the proposals map, and

b) The siting, design and layout of the proposal do not conflict with the relevant plan policies.

5.4 The 'relevant plan policy' referred to in RES5 is Policy BE1 which concerns the design and siting of development and states:

The Borough Council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment.

Planning permission will be granted where the development:

- a) Compliments or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- b) Avoids the loss of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment;*
- c) Has regard to the safety and security of both individuals and property;*
- d) Incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment;*
- e) Incorporates landscaping to a high standard where this would add to the quality of the design and siting;*
- f) To which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;*
- g) Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;*
- h) Is not adversely affected by activities in the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development;*
- i) Does not adversely affect the occupiers of neighbouring properties; and*
- j) The development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part.*

In addition for residential proposals, planning permission will be granted where the development:

- i) Provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;*
- ii) Ensures an adequate degree of amenity and privacy is provided by the space between buildings; and*
- iii) provides sufficient garden area with boundary treatment that reflects existing features in the area.*

5.5 While not part of the Development Plan, the key material consideration is the National Planning Policy Framework (NPPF). Paragraph 49 within the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. There are three core strands underpinning this presumption promoted within the NPPF which are economic, social and environmental. If a development is consistent with these criteria, the principle of the development should be considered acceptable.

6. Planning Balance

Principle of development

6.1 The starting point for the consideration of this application is the development plan. As set out above, the pertinent policies are RES5 and BE1 of the Hinckley and Bosworth Local Plan 2001.

6.2 RES5 concerns residential proposals on unallocated sites. This states that planning permission will only be granted for new residential development if the site lies within the boundaries of an urban area or rural settlement as defined on the proposals map. The application site lies within the settlement boundary of Earl Shilton.

Siting, Design and Layout

6.3 Policy RES5 also requires the siting, design and layout of the proposal not to conflict with the relevant plan policies. The relevant policy which addresses this is Policy BE1, Design and Siting of Development.

6.4 The full criteria of this policy are set out above. The relevant criteria for the consideration of this application are each addressed in turn:

a) Compliments or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

6.5 The proposed dwelling has been designed to reflect and compliment the character of this part of Earl Shilton.

6.6 The design of the property reflects elements of other properties on Heath Lane.

6.7 With regards to scale, in order to make best use of the site, which is well positioned with regards to services and transport options and within a sustainable settlement.

6.8 Materials will be subject to further agreement with the Borough Council, however it is anticipated that the property will be finished in brick and tile in keeping with surrounding properties.

6.9 Also of relevance to this proposal is criterion g) which states:

g) Ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;

6.10 The proposals will involve the creation of a highway access. With regards to parking, the proposed dwelling will incorporate a drive which will accommodate two vehicles. Parking provision is therefore considered to be adequate and accord with the Borough Council's New Residential Development Supplementary Planning Guidance and Leicestershire County Council's 6Cs Design Guide.

6.11 Policy BE1 also includes criterion i) which states:

i) Does not adversely affect the occupiers of neighbouring properties;

6.12 Given the above, it is considered that the proposed dwelling will have no detrimental impact on any neighbouring property and therefore accords with criterion i) of Policy BE1.

6.13 Policy BE1 also sets out three further criteria which are specifically relevant to residential development. These will also be considered in turn:

j) Provides and strong common link between the proposed buildings, spaces and landscape features and the character of the local area;

6.14 As set out above, the property has been designed to reflect the local character of the area. While there is little landscaping to the front of the property, the rear garden is bound by hedgerows, these will be retained through the development.

6.15 The second criterion states:

ii) *Ensures an adequate degree of amenity and privacy is provided by the space between buildings;*

6.16 The amenity and privacy of neighbouring properties are not affected as it stands alone on the street.

6.17 The final criterion in Policy BE1 states that proposals must:

iii) *provide sufficient garden area with boundary treatment that reflects existing features in the area.*

6.18 The proposed dwelling is therefore considered to be acceptable in principle under Policy RES5 and to be of appropriate design and siting in order to comply with Policy BE1. The proposals are therefore considered to be in accordance with the development plan.

Compliance with the National Planning Policy Framework (NPPF)

6.19 Notwithstanding the above, it is also considered important to ensure the proposals comply with the NPPF which will be the key material consideration in the determination of the application.

6.20 The proposed development takes place on land adjacent a previously derelict bungalow which is in preference to greenfield sites. As stated in Objective 1c.

6.21 The proposal will have a positive economic role. By providing jobs during the construction phase for local builders and trades and by adding to local housing stock.

6.22 The proposal will also have a positive social role through providing a modern property suited to the local market and through incorporating local materials and design features to reinforce local distinctiveness.

6.23 The proposals are therefore considered to accord with the three core strands of sustainable development as set out in the NPPF. Through according with these the development should be considered acceptable.

7. Access

7.1 As set out above, the proposed dwelling will utilise the existing access from Heath Lane.

7.2 Two off road parking spaces will be provided through these proposals which meets the requirements of the Borough Council and the 6Cs Design Guide.

7.3 Earl Shilton is considered by the Borough Council to be a sustainable settlement. The application site therefore benefits from good access to a number of key services and facilities including a choice of transport options which will reduce the need to travel by car.

7.4 Access to the property itself will comply with Part M of the Building Regulations.

8. Conclusions

8.1 The application proposes the erection of a dwelling within the settlement boundary of Earl Shilton. As the application site is within a defined urban area, the principle of the development is considered to be acceptable under Policy RES5.

8.2 The proposed dwelling has been individually designed and draws on common features from surrounding properties. The design has been carefully considered to match the details featured on properties on Heath Lane.

8.3 The proposed dwelling will also have no detrimental impact on neighbouring properties and its relationship with these complies with the Borough Council's own guidance. The design and siting of the dwelling is therefore considered to comply with Policy BE1.

8.4 In addition, the proposals will have a positive economic, environmental and social impact and therefore accord with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

8.5 The proposals will also have no detrimental impact on the character of the area, residential amenity or the highway network. The application therefore accords with local and national policy and should be approved.

8.6 The proposals will provide much needed housing as bungalows are in high demand and it has been designed to be compliant with Part M of the Building Regulations.