

Planning, Design and Access Statement: Proposed Single Storey Dwelling on land to the Rear of 30 Barton Road, Barlestone**1. Introduction**

This statement has been prepared in support of a full planning application for the construction of a single-storey dwelling on land to the rear of 30 Barton Road, Barlestone. The application site lies wholly within the adopted settlement boundary of Barlestone and comprises previously developed residential land currently occupied by a collection of ancillary domestic structures including a brick garage, prefabricated garage and timber shed. Whilst the site has historically been used by the occupants of 30 Barton Road, it is now proposed to accommodate an independent residential dwelling.

The proposal comprises a one-bedroom dwelling with integrated garage, private courtyard garden, landscaped grounds, parking provision and associated access arrangements. This statement demonstrates how the proposal responds positively to the site's context and constraints whilst satisfying the relevant requirements of the Hinckley & Bosworth Core Strategy, Development Management Policies and Good Design Guide Supplementary Planning Document.

2. Site Context and Surroundings

The application site occupies a discreet position within a residential block located on land between Barton Road and Saints Walk.

Unlike surrounding properties which front the street, the site occupies an enclosed location surrounded by existing residential development. Existing garages and ancillary outbuildings occupy the site and are located predominantly to the rear.

The surrounding area is characterised by a mixture of detached, semi-detached and terraced dwellings constructed predominantly in brick and set within landscaped plots. Mature vegetation and private gardens contribute significantly to the character of the area and provide a verdant transition between the built form of Barton Road and Saints Walk. The site is not located within a Conservation Area and does not affect the setting of any listed building or designated heritage asset.

3. Development Principles

The proposal is informed by a number of key design objectives:

- To make efficient use of previously developed land located within the settlement boundary.
- To provide a high-quality contemporary infill dwelling that responds positively to its surroundings.
- To create an accessible and adaptable home through level access and single-storey accommodation.
- To safeguard the amenity of neighbouring occupiers.
- To deliver biodiversity and landscape enhancements.
- To incorporate sustainable drainage and energy-efficient design measures.
- To provide safe access, parking and turning arrangements.

4. Principle of Development

The site lies wholly within the adopted settlement boundary of Barlestone where residential development is supported in principle, subject to compliance with detailed design and amenity considerations. The proposal represents the redevelopment of previously developed land that currently accommodates garages and ancillary structures associated with No. 30 Barton Road. The development therefore constitutes an efficient and sustainable use of under-utilised land within an established residential area and contributes positively to local housing provision without extending development into the surrounding countryside.

5. Design Response

Contemporary Contextual Design

The proposal adopts a contemporary architectural approach that draws upon the defining characteristics of its surroundings rather than directly replicating neighbouring buildings.

The dwelling responds to local character through:

- A modest domestic scale.
- The use of locally sourced red brick.
- A landscaped setting.
- Careful consideration of neighbouring properties.
- A simple and restrained architectural form.

The proposal is therefore best understood as a contemporary infill dwelling that complements the established character of the area whilst expressing its own architectural identity.

Layout

The proposed dwelling will be positioned in the area of the established garages and outbuildings that currently occupy the site. This arrangement reflects the existing pattern of development within the residential block whilst ensuring that the building remains discreet when viewed from the private access drive. The building is intentionally set back from the access point, creating a landscaped forecourt that is not dominated by parking, whilst also providing sufficient space for vehicle manoeuvring within the site.

Scale and Massing

The dwelling adopts a single-storey form that remains clearly subordinate to the surrounding two-storey properties. A shallow pitched standing seam metal roof reduces the perceived scale of the building and helps minimise its visual impact within the enclosed site. The resulting form achieves generous internal accommodation whilst maintaining a modest external appearance appropriate to its setting.

Materials

The proposed material palette comprises:

- Locally sourced red facing brick.
- Standing seam metal roofing.
- Contemporary aluminium windows, rooflights and doors.

The restrained palette ensures the dwelling sits comfortably within its surroundings whilst maintaining a contemporary architectural character.

6. Residential Amenity

Protecting the amenity of neighbouring residents has been a fundamental consideration throughout the design process. The compact form and shallow roof profile ensure that the development does not appear dominant or overbearing when viewed from any neighbouring properties. The only direct window-to-window relationship occurs with properties on Barton Road to the south of the site, where a separation distance of approximately 30 metres is achieved. This significantly exceeds supplementary guidance standards and ensures a high degree of privacy for both existing and future occupiers.

Properties to the north and west are located closer to the site; however, the corresponding elevations of the proposed dwelling contain no glazed windows or doors, preventing overlooking and preserving privacy. Glazing is orientated towards landscaped areas within the site, including the courtyard garden, ensuring that views are directed away from neighbouring land. The proposal is therefore deemed to provide a high-quality living environment for future occupants whilst safeguarding the amenity of surrounding residents.

7. Private Amenity Space

The proposal provides a variety of high-quality private outdoor spaces. A courtyard garden of approximately 40 square metres is located to the south-west of the dwelling and forms a direct extension of the internal living accommodation. The courtyard arrangement creates a sheltered and private outdoor environment and provides opportunity for rainwater harvesting. Additional landscaped garden areas are provided on either side of the driveway extending between the entrance gates and the dwelling, contributing further amenity value and enhancing the overall setting of the development.

The proposal achieves an open space ratio of approximately 75% when the shared access drive is excluded from the calculation - ensuring that built form remains subordinate to landscape and amenity space. The design accords with the principles of the Hinckley & Bosworth Good Design Guide SPD, which recognises well-designed plots that utilise courtyard gardens as an acceptable form of development.

8. Access, Parking and Inclusivity

The proposal utilises an existing shared access route from Barton Road. No alteration is proposed to the established access arrangements. Vehicle turning has been carefully incorporated into the site layout to ensure that vehicles can enter and leave without the need to reverse onto the shared access road.

Three parking spaces are provided. Two are external spaces located to the front of the property. The other is located inside the integrated garage, alongside secure cycle storage. A refuse store is proposed next to the plot entrance, with bins being wheeled to the side of the access road on collection days. The dwelling has been designed with level access throughout, creating an accessible and adaptable home capable of accommodating a wide range of occupiers.

9. Landscaping and Biodiversity

Landscape design forms an integral component of the proposal. The front garden and driveway planting areas provide a green setting to the development and soften views from public areas. These areas ensure that landscaping, rather than parked vehicles, becomes the dominant visual feature upon arrival.

The planting scheme will incorporate native planting, with preference given to pollinator-friendly flora. Three dwarf-stock fruit trees will also be planted to support biodiversity and reinforce the rural character of the parish. Whilst Biodiversity Net Gain (BNG) is not a requirement for development of this scale, the proposal nevertheless aims to deliver ecological enhancements through habitat creation and planting diversity.

10. Sustainability and Drainage

The proposal adopts a fabric-first approach to sustainability through a highly insulated and airtight building envelope. It is designed to minimise energy demand and maximise occupant comfort. The compact form contributes to its energy efficiency whilst carefully positioned glazing and rooflights maximise natural daylight within the dwelling. South-facing roof slopes have been incorporated to facilitate the future installation of photovoltaic panels, should the occupants wish to introduce renewable energy technologies. An electric vehicle charging point will be installed as part of the development. It will be mounted on the outside of the property, serving both driveway parking bays.

Stormwater flow will be managed on site through a combination of permeable paving, a rain garden and below ground attenuation crate system. These measures will reduce runoff rates and contribute to the long-term environmental resilience of the development.

11. Planning Policy Compliance

The proposal has been developed with regard to the relevant provisions of the local development plan and supplementary design guidance.

The development:

- Makes efficient use of previously developed land.
- Occupies a sustainable location within the settlement boundary.
- Delivers a high-quality contemporary design that responds positively to local character.
- Protects neighbouring residential amenity.
- Provides high-quality accessible accommodation for future occupiers.
- Incorporates biodiversity enhancements.
- Delivers sustainable drainage measures.
- Provides appropriate parking, turning and access arrangements.

- Supports sustainable transport through EV charging provision.
- Reflects the principles contained within the Hinckley & Bosworth Good Design Guide SPD.

The proposal therefore accords with the objectives of Core Strategy Policy 16 together with the relevant design, amenity and accessibility requirements of the Development Management Policies.

12. Conclusion

The proposal represents the sensitive redevelopment of previously developed land located wholly within the adopted settlement boundary of Barlestone. The scheme has evolved through careful consideration of the site's context, constraints and opportunities, resulting in a high-quality contemporary infill dwelling that sits comfortably within its surroundings whilst protecting the amenity of neighbouring occupiers.

It delivers accessible accommodation, generous private amenity space, biodiversity enhancements, sustainable drainage infrastructure, energy-efficient design measures and appropriate parking provisions. Accordingly, the proposal represents sustainable development that accords with the development plan and will make a positive contribution to the continued evolution of Barlestone through a carefully considered and contextually responsive design.