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Planning Statement

Land adjacent 29 Elizabeth Road

Hinckley

Leicestershire

Prepared for Mr J Roux

May 2026

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1.Introduction

1.1 This planning statement is prepared to support a planning application for the development of a 2 bedroom dormer bungalow on a vacant site adjacent to 29 Elizabeth Road, Hinckley.

1.2 The application is submitted in the background to two previous applications to develop the site which have been refused by the council, and two corresponding planning appeals, which have been dismissed by the Planning Inspectorate. These are detailed in Section 3 below.

1.3 Notwithstanding the planning history of the site and the previous attempts at achieving a solution to develop it, the owners view remains that some form of co-produced solution is possible In this context, a pre-application submission was made to the Council in December 2025. This is detailed in Section 5 of this document.

1.4 At present, the site remains poorly fenced and unmaintained and does nothing to enhance the local streetscape. As the Council is aware, the site was previously garden land belonging to No 62 Middlefield Lane. However, it has been in a separate ownership to No 62 for a number of years and there is no prospect of it returning to domestic garden land.



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2. Surrounding Uses

2.1 The application site is in a residential area and is surrounded by established residential properties.



2.2 The area is characterised by a relatively broad mix of house types. In the immediate locality, there are bungalows and dormer bungalows mixed with more traditional two-storey properties which differ significantly in terms of scale, design and plot coverage.

2.3 Whilst there is good availability of on-street parking, the majority of properties in the immediate area have an element of dedicated parking provision at the frontage or to the side.

2.4 There is no immediate evidence of problematic overspill parking causing issues in the area and there are no schools, or other facilities in the vicinity which would cause morning or evening peak demand.



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3.Planning History

3.1 The planning history in relation to the site is set out below.

Application 19/00198/OUT – Erection of One Dwelling.

Refused 18/04/2019

Appeal No 3239130 – Against refusal 19/00198/OUT.

Dismissed 19/03/2020

Application 22/00755/FUL – Erection of Later Living Retirement Bungalow

Refused 5/5/2023

Application No 25/00080/FUL – Erection of New Build Detached Bungalow

Refused 31/03/25

Appeal No 3367497 – Against Refusal 25/00080/FUL

Dismissed 14/10/2025

Planning Pre-Application Submission December 2025 25/10179/PREHMO

Response Dated 21st January 2026



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4.Previous Reasons for Refusal

4.1 The Reasons for Refusal in relation to the 2019, 2022 and 2025 applications, and as subsequently upheld by the Planning Inspectorate on two occasions, are a matter of record on the Council's site, but are summarised below for convenience:

- Inadequate plot size, intensity of development and impact upon the character of the local area – 2019 (1) 2022 (1)
- Residential amenity of future occupiers – 2019 (2) 2022 (2)
- Insufficient provision of off-street parking – 2019 (3) 2022 (3)
- Overdevelopment of site and impact on character of area – 2025 (1)
- Residential amenity of future occupiers and overbearing and dominant impact on street frontage – 2025 (2)

5.Pre-Application 25/0179/PREHMO

5.1 The pre-application submission effectively sought the Council's view on two options to develop the site.

5.2 Both of these options reduced the scale of the proposal from three bedrooms to two, and comprised a dormer bungalow which exceeded all required space standards and sought to address previous concerns and indeed reasons for refusal.

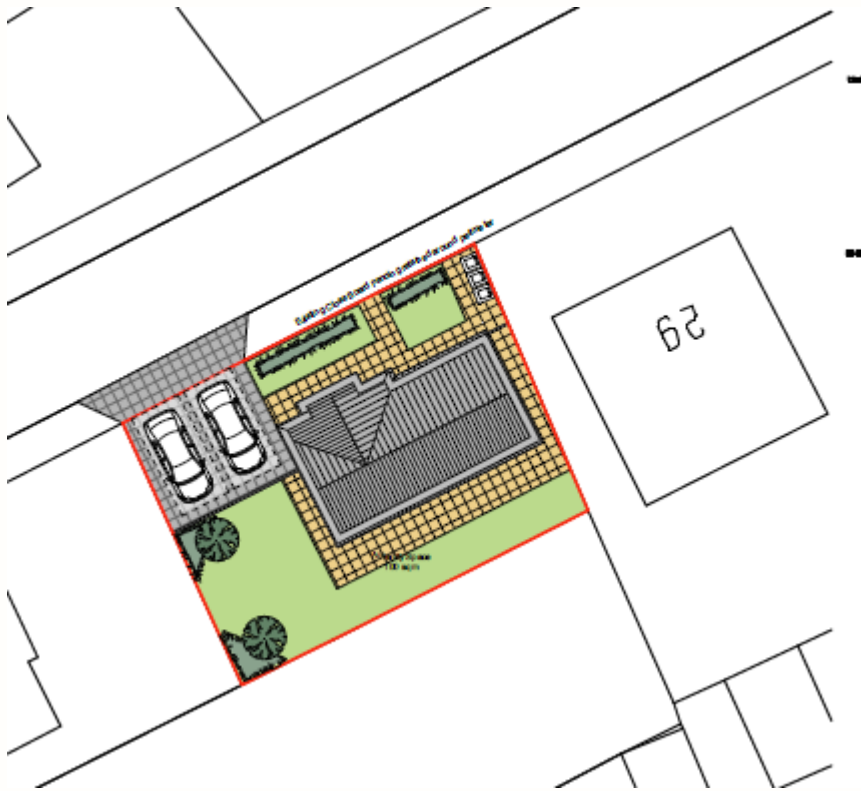
5.3 Option 1 proposed an open plan kitchen, dining and living space at ground floor level, together with a bathroom and bedroom and storage area. A further ensuite bedroom would be provided at first floor level.

5.4 There would be a good level of amenity space distributed between the rear of the property and the western elevation, which would combine a mix of hard and soft landscaping.

5.5 To the front, there would be dedicated parking for two vehicles which would be bounded to the rear by a fence between the parking area and the rear/side amenity space. The car parking area would be hard landscaped, and the area to the immediate frontage of the property would comprise a mix of hard and soft landscaping, whilst also incorporating waste storage provision.



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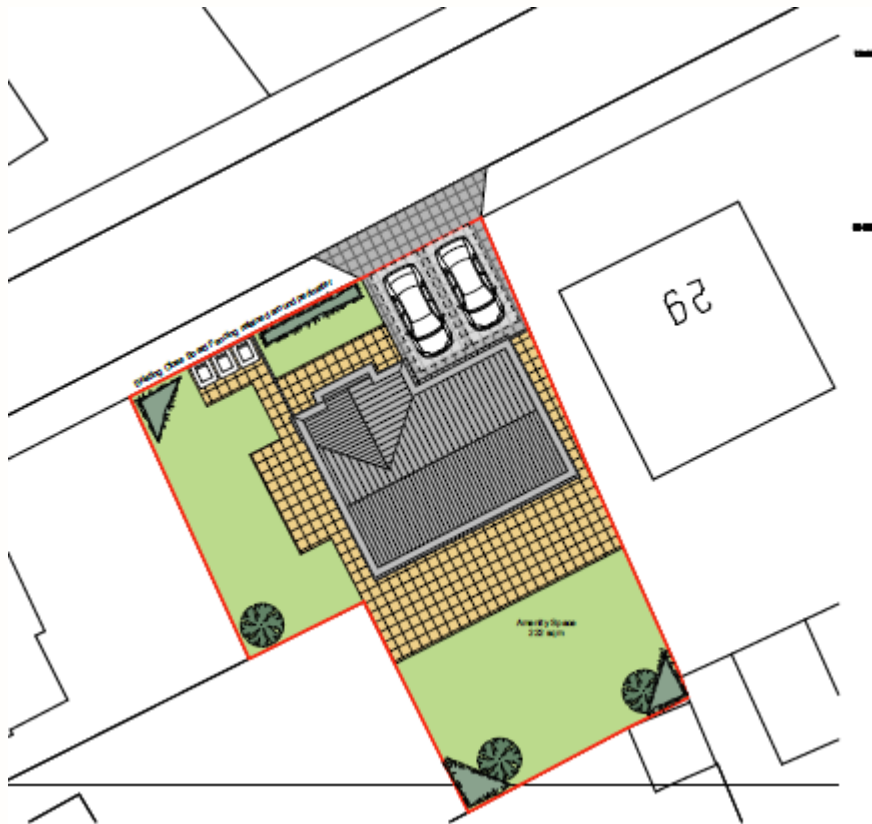
5.6 Option 2 comprised an open plan kitchen, dining and living area, together with a bedroom, bathroom and storage area at ground floor level, with an ensuite bedroom at first floor level.

5.7 It included a good size rear garden, and a further amenity area to the western elevation, both of which would include hard and soft landscaping.

5.8 Two dedicated parking spaces together with a mix of hard and soft landscaping would be provided at the street frontage and there would be adequate space for waste storage.



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5.9 The response from the Council was that ‘as currently proposed, option 1 as shown in figure 1, would be considered to be the preferred option, and would, subject to all matters within this pre-application advice response being satisfied, viewed favourably within a formal planning application. Consideration to the overall design, detailing, parking and highways arrangements would need to be included at formal application stage alongside details of the Biodiversity Net Gain and Ecology matters’

5.10 Subsequent to the pre-application response, an enquiry was made with the case officer around the possibility of a rear dormer being included with ‘option 1’. Initially, the concern raised by the case officer was around any potential overlooking. However, following an exchange of emails and the provision of revised elevation plans, it was agreed that a Velux on the front elevation would be acceptable and that fixed frosted windows on the proposed rear dormers would significantly reduce any overlooking/loss of privacy issues.

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6.Highways and Parking Issues

6.1 The pre-application response confirms that the 2 parking spaces proposed conform with the Leicestershire Highway Design Guide, and as suggested a plan is included in the application which details the vision splays.

7.Flooding

7.1 The site is in Flood Zone 1 and the Governments flood risk checking site confirms that it is in the very low risk category for sea, river or surface water flooding.

8.Contamination

8.1 The application site was previously garden land and there is no reason to suspect that it has any issues related to either contamination or leachates.

9.Noise and Disturbance

9.1 The issue of potential noise or disturbance have not been raised as part of previous refusals, and indeed there have been no neighbour objections to previous applications.

9.2 The manner in which the proposed dwelling is juxtaposed to its neighbouring properties together with separation distances to the rear would mean that any issues of noise or disturbance are unlikely, and certainly no greater than in any other part of the immediate neighbourhood.

10.Planning Policy Context

10.1 The applicant has previously highlighted the key policy basis behind the refusals received, namely Policy DM10 of the Site Allocations and Development Management Policies DPD (2016) and Section 12 of the National Planning Policy Framework, and remains of the opinion that with the right proposal, the development of this site could contribute positively to these policies as well as a number of others.

10.2 The applicant team is grateful that this now appears to have been acknowledged via the pre-application response relating to the current proposal and the degree to which the current proposal is considered compliant with policy is detailed within the pre-application response, which is appended with this application.

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11. Conclusion

11.1 The applicant is grateful for the Council's work in assessing the two options submitted as part of the pre-application process and hopes that the Council will agree that notwithstanding the history of this site, there is now positive progress in achieving an acceptable solution.

11.2 Whilst previous proposals may have failed to gain support, it is nonetheless notable that there have been no local objections to the previous schemes, and one can assume that local people will remain supportive of the site being developed rather than remaining in its current condition.

Appendices

Location/Block Plan (& Landscaping/Parking)

Proposed Elevations and Floorplan

Design and Access Statement

BNG Metric

Pre-Application Response Letter

Proposed Habitat Plan

Baseline Habitat Plan

BNG Covering Letter



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