



**Planning Statement Addendum
Application 25/00201/FUL
11 Danehill, Ratby, Leicestershire
October 2025**

1. Introduction

1.1 This Statement is provided to respond to the concerns raised with the original proposal and to address the amendments made to the scheme. Overall, the key changes are:

- Confirmation of the self-build occupant, who has now been added to the register.
- Reduction in the footprint of the building, allowing it to be set further from the rear boundary fence and the overall form simplified.

2. Proposed Occupant

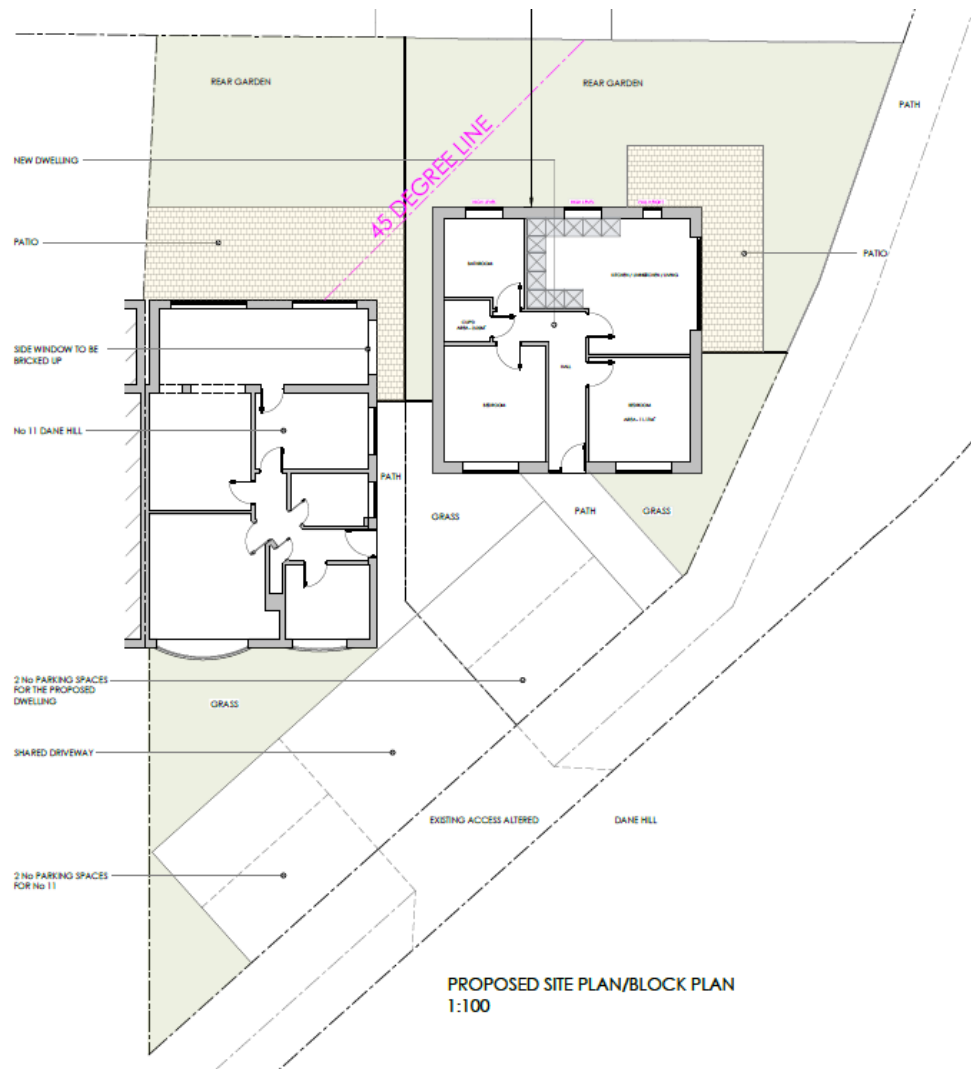
2.1 Following the passing of the former occupant of 11 Danehill, it was left to four relatives. Duncan Lovegrove, the named applicant, has been central to enabling the application to come forward for his relative Grace Lovegrove to be able to construct a property which she is able to afford. Grace has been involved in the layout and development of the proposed dwelling, including the alterations required as part of the amended plans.

2.2 Grace has formally applied to be added to the Self-build and custom builder register for Hinckley and Bosworth and thus accords with the legislation to allow occupation of such a property.

3. Proposed Amended Scheme

- 3.1 The previous concerns from the Council essentially considered the proposals to be overdevelopment of the site.
- 3.2 As per the previous layout, the scheme seeks to subdivide the site in a linear arrangement, maintaining a garden to the rear of the existing bungalow 11 Danehill. This garden is the same size as the attached dwelling 9 Danehill, which at circa 70 sqm exceeds the size requirement for a two bedroom property. No. 11 has a larger plot simply because it is a corner plot. It is this additional land that forms the land for the new dwelling.
- 3.3 As set out within the original Planning Design and Access Statement, the properties along Danehill respond to the curved nature of this highway, providing plots and properties of various sizes, generating a staggered building arrangement to the highway (paragraphs 6.19 – 6.20). The concept for construction of a dwelling here is not out of character, providing it can reflect the overall form of the area. The set back of the new unit compared to no. 11, whilst still being set away from the rear of the pavement, follows the built form of the area.
- 3.4 The amended scheme has rationalised the footprint of the building, transforming it into a rectangular structure with a gross internal floor area of 62.4 sqm. This accords with the Nationally Described Space Standards for a 2 bedroom 3 person unit. It maintains two parking spaces to the front in the same arrangement as that previously proposed; no issue was raised in respect of highway safety and thus this arrangement to the front should continue to be considered acceptable.
- 3.5 The building continues to be set away from the edge of Danehill as it runs along the side of the plot, allowing soft landscaping to be incorporated where the existing close board fence is provided. This enhances the appearance of this corner plot, whilst the rear garden can be created within an area concealed by a close board fence that matches the existing structure. This allows the property to be assimilated appropriately onto the plot,

whilst also creating a rear garden in the order of 95 sqm; this is significantly above the expected 60 sqm garden requirement set out in the Council's SPD The Good Design Guide.

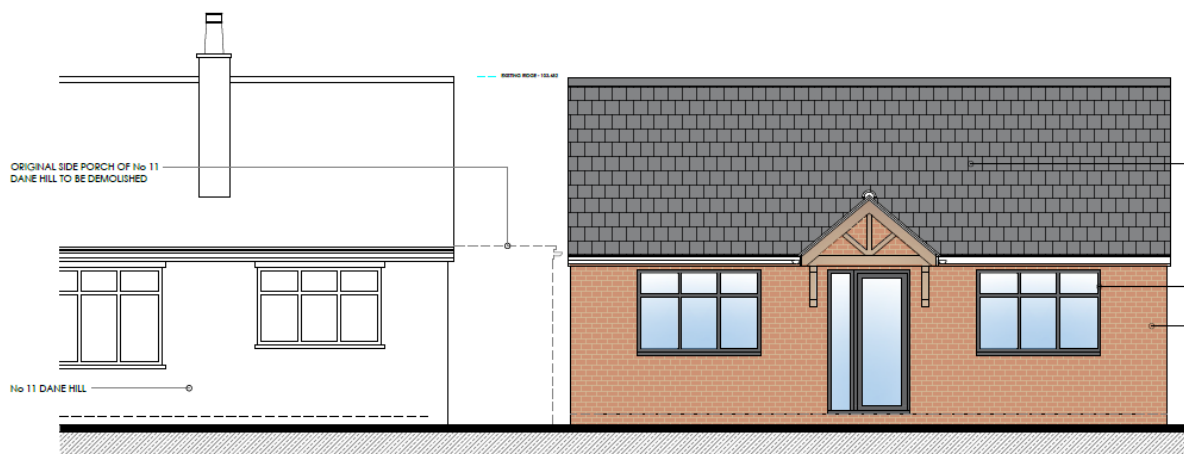


Proposed Site Layout

- 3.6 The building is arranged with the spaces principally facing towards the parking and sideways within the garden. This offers good outlook, but also ensures compliance with the separation distances to neighbouring properties. The building has been pulled away from the rear of the site by over 3m, allowing compliance with the 45 degree rule to the closest rear facing window at 11 Danehill. Moreover, it provides 15.4m to the closest rear facing window on the properties on Gillbank Drive; the SPD requirement is 8m, indicating compliance with the guidance for separation distances. This is to a bungalow (no. 3), so

the close board fence omits any potential overlooking. Notwithstanding this, the closest section relates to bathroom window and thus will be obscure glazed anyway. A high level window is then provided to the kitchen section of the family room whilst a full height window is proposed on the eastern part of the family room. This is a secondary window and faces towards the garage of 1 Gillbank Drive, removing the ease of intervisibility with this house, which is principally offset from the new bungalow.

- 3.7 The provision of a large set of patio doors to the eastern elevation this family room (kitchen/living/dining area) means that there is good outlook, with any other windows offering secondary light. These could all be obscure glazed if there is any concern, without harming the outlook of the property.
- 3.8 The design of the property uses brick and tile to reflect the character of the area. It includes large windows and a central door, providing a balanced front appearance towards the highway with eaves and ridgelines that mirror the adjacent property. The window design reflects that of the other bungalows on Danehill, allowing visual integration with the street. The simplified building form aids the assimilation with the street, whilst the reduction in the length of close board fencing and introduction of additional planting areas will allow an enhanced experience for users of the highway as they pass by the site. This accords with the design ethos of the National Planning Policy Framework (NPPF) and Policy DM10 of the Site Allocations and Development Management Policies DPD.



Proposed Front Elevation in context with 11 Danehill

4. Conclusions

- 4.1 The amended scheme can be appropriately assimilated into the street, providing the necessary floor area, parking and garden in a manner that respects the pattern of development in the area without undermining the amenity of the surrounding properties. The proposal should be considered to accord with the Development Plan when read as a whole.
- 4.2 Given that the Council continue to not be able to identify a five year housing land supply, and that the policies of the Development Plan are predicated on substantially out of date housing requirements that do not align with the latest Standard Method figures, limited weight can be afforded to these policies and proposals should be approved unless there is significant and demonstrable harm that outweighs the benefits. The provision of one sustainably located, appropriately designed property that positively addresses its street location and causes no harm to the surrounding properties should be granted consent without delay.