

Householder application for the extension and alterations to existing dwelling to create first floor

At Dear Leap Farm, Stanton under Bardon

PLANNING STATEMENT



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1. INTRODUCTION

1.1 This Planning Statement ("The Statement") has been commissioned by Kim Drummond ("the Applicant"), to accompany a householder planning application for the construction of upper floor extensions and single story side extension to an existing residential dwelling at Dearleap Farm, Stanton under Bardon ("the Site").

1.2 The following drawings, prepared by Hayward Architects, have been submitted electronically via the Planning Portal as part of this application, and should be read in conjunction with this Statement:

- Location Plan as Existing, Drawing No. 24/106/05
- Location Plan as Proposed, Drawing No. 24/106/07
- Block Plan as Existing, Drawing No. 24/106/06
- Block Plan as Proposed, Drawing No. 24/106/8A
- As Existing, Drawing No. 24/106/01
- Scheme 3, Drawing No. 24/106/04A

1.3 A BACS payment for the sum of £258.00, the correct fee for an application of this type, has been sent to the Planning Portal today alongside the £70.00 administration fee.

1.4 This Planning Statement is structured as follows:

- In **Section 2** we describe the site, its surroundings and background information relevant to this application;
- In **Section 3** we describe the proposed development;
- In **Section 4** we identify the relevant planning policy considerations against which the proposed development should be considered;
- In **Section 5** we assess the proposed development against these policy considerations;
- In **Section 6** we set out our conclusions.

2. SITE CHARACTERISTICS & CONTEXT

- 2.1 The Site is located between the settlements of Bagworth and Stanton under Bardon, within an existing farmstead used for an equestrian business. The Site comprises a single storey bungalow to the west of the livery operational buildings and an associated access track. The property is a traditional brick and tile structure with a front timber UPVC conservatory. Originally constructed as a rural workers dwelling, certificate of lawfulness permission ref: 23/00777/CLE granted an unrestricted residential use.
- 2.2 Access to the site is achieved via an established access located on Thornton Lane.
- 2.3 The site is located in the western area of the Charnwood Forest Landscape Character Area.
- 2.4 The proposed area for development is entirely located in Flood Zone 1, posing little to no flood risk.

i. Planning History

- 2.5 The Council's Planning Public Access Page provides the sites planning history. The planning history of the site, as available on the Council's public access page, is summarised in Table 1 below:

<i>Planning Application No.</i>	<i>Description</i>	<i>Date of Decision</i>	<i>Decision</i>
86/00100/4	ERECTION OF DETACHED AGRICULTURAL BUNGALOW	25 Mar 1986	Permitted
93/00686/4	EXTENSION TO BUNGALOW	14 Sept 1993	Permitted
23/00777/CLE	Certificate of Lawful Development Use of existing agricultural bungalow as an unrestricted	07 Oct 2023	Permitted

	<i>residential dwelling (C3)</i>		
<i>23/00784/FUL</i>	<i>Change of use of land from agricultural to equestrian use and retention of outdoor riding manege</i>	<i>20 Oct 2023</i>	<i>Permitted</i>
<i>23/00783/CLE</i>	<i>Certificate of Lawful Development Use of existing agricultural buildings as livery stables and associated equine storage as part of a livery business</i>	<i>04 Oct 2023</i>	<i>Permitted</i>

Table 1 – Up to date planning history of the application site, as available on the Council's public access page.

3 THE PROPOSED DEVELOPMENT

- 3.1 The Proposed Development seeks to increase the overall volume of the dwelling, through the addition of an upper floor extension without increasing its footprint.
- 3.2 The additional storey allows for the reallocation of bedrooms to this upper floor, providing an increased area for family amenity and functional rooms at the ground level. The extension is sought to ensure the dwelling has more suitable accommodation for the applicants family, who also run the livery stables adjacent the dwelling.
- 3.3 The property would remain a 4-bedroom dwelling, with the bedrooms relocated to the upper floor, along with the main family bathrooms. This new first floor will be accommodated partly within the roof space, to ensure the dwellings appearance remains compatible with its location.
- 3.4 It is also proposed that the conservatory will be replaced by a single storey extension which will house plant room, boot room and utility. The overall development will only slightly increase the floor print of the existing house, ensuring the resultant design remains compatible with the site and countryside location.
- 3.5 The materiality of the dwelling is proposed to be comprised of off-white render, slate grey roof and green UPVC windows.
- 3.6 The design seeks to provide high quality living accommodations, which better meets the needs the applicants day to day family life, while protecting the visual amenity of the area and maximise the views to the north-east over the applicants land including the paddock areas and operational livery yard.

4. PLANNING POLICY CONTEXT

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

Development Plan

- 4.2 The Development Plan is comprised of the Hinckley and Bosworth Core Strategy (2009) and Site Allocations and Development Management Policies DPD.

i. Hinckley and Bosworth Core Strategy (2009)

- 4.3 The following policies from the Hinckley and Bosworth Core Strategy are considered to be relevant to the determination of this application:

- Policy 22 – Charnwood Forest
- Policy 24 – Sustainable Design and Technology

ii. Site Allocations and Development Management Policies DPD

- 4.4 The following policies from the Site Allocations and Development Management Policies DPD:

- DM1 – Presumption in Favour of Sustainable Development
- DM4 - Safeguarding the Countryside and Settlement Separation
- DM6 – Enhancement of Biodiversity and Geological Interest
- DM7 – Preventing Pollution and Flooding
- DM10 – Development and Design
- DM17 – Highways and Transportation
- DM18 – Vehicle Parking Standards

iii. Emerging Bagworth, Thornton & Stanton-under-Bardon Neighbourhood Plan

- Policy H5 – Design Standards

iv. Supplementary Planning Documents

3.7 The following SPD is also considered to be relevant to this application:

- The Good Design Guide 2020

3.8 Along with the aforementioned policies of the Development Plan, the National Planning Policy Framework (December 2024) is a significant material consideration. The following sections and paragraphs are of relevance to the proposals set out at top of this statement:

- Section 2: Achieving Sustainable Development
- Section 12: Achieving Well Designed Places

5. PLANNING ASSESSMENT

i. Design

- 3.1 Good design is key to achieving sustainable development, with the importance of design reflected in both local and national policy. Paragraph 135 of the Framework states that development should be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” and “*sympathetic to local character and history, including the surrounding built environment and landscape setting*”.
- 3.2 Policy DM 10 of the Site Allocations SPD and Policy H5 of the Emerging Neighbourhood Plan require development to respect and clearly show how the general character, scale density and layout of the site fits/enhances with the surrounding area.
- 3.3 The footprint of the original dwellinghouse has not been insignificantly extended and instead an additional upper storey partly within the roof space has been proposed to minimise the impacts of the proposed development and ensure it remains compatible with the pot and surrounding area. The proposed upper floor extension accords with Policies DM10 of the Site Allocation DPD, Policy H5 of the Emerging Neighbourhood plan and the NPPF through materiality and design to reflect the character and openness of the site in which it is located.
- 3.4 These policies also require development to incorporate sustainable design to maximise the opportunities for conservation of energy and resources.
- 3.5 The proposal includes four standard VELUX windows located in the roof section of the extension, providing increased natural light into bedroom 3. Solar PV panels will also be installed, allowing for the option of on-site renewable electricity generation. With the dwelling house not increasing in number of beds, the need for increased electricity will be minimal.
- 3.6 The Development Plan provides no limitation in the size of proposed extensions within the Hinkley and Bosworth borough, that said the proposed design of the extensions hereby proposed have been very carefully considered to ensure they represent high quality design. Improving the design quality of the dwelling, while responding positively

to its countryside location. The site itself is contained and as such the proposed extensions will not be significantly visible from outside of the site, or other public areas. It would remain sympathetic with its surrounding and be in character with its location within the Charnwood forest. Accordingly the proposed extensions would be acceptable in principle and deliver high quality design in accordance with policies DM10 and H5 of the Development Plan, and guidance contained within the NPPF.

ii. Impact Upon Countryside

- 3.7 Policy DM4 of the Site Allocations SPD states that development within the countywide will be deemed sustainable where *“the proposal involves the change of use, re-use or extension of existing building which lead to the enhancement of the immediate setting”*.
- 3.8 The proposal seeks the extension of a dwelling located within the open countryside. The extension would introduce a first floor, however the overall height would still reflect the height and scale of the surrounding buildings. Increasing the height of the dwelling will not cause any harm to the views across the countryside, due to the surrounding topography, vegetations and building, along with the careful considered design and materials being proposed.
- 3.9 The design and proposed materials reflect that of the Charnwood Forest area, fitting in with the character of the surrounding countryside and the buildings located within close proximity. The design of the proposals also assists in the dwelling meeting the objectives of The Good Design Guide SPD.
- 3.10 Given that the proposal is an extension of an existing dwelling within the countryside the development is considered to be fully compliant with Policy DM4 of the Site Allocations SPD and The Good Design Guide.

iii. Neighbouring Amenity

- 3.11 Paragraph 135 of The Framework states that development should *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; where crime and disorder, the*

fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- 3.12 Policy DM10 of the Site Allocations SPD states developments will be permitted providing “*it would not have significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion*”.
- 3.13 Given that the site is located at the end of a private driveway, through the family livery it is not considered the proposal would have any detrimental impacts on the neighbouring dwelling. The closest dwelling is located over 60m to the south-east, with a high boundary hedge between the properties. The proposal is not considered to result in any significant amenity issues to neighbouring properties in terms of daylight/sunlight or outlook.
- 3.14 Taking into account the above, there are no adverse neighbouring amenity impacts, and the development is compliant with Policy DM10 of the Site Allocations SPD and The Framework.

iv. All Other Material Considerations

- 3.15 The extension of the bungalow does not increase the number of bedrooms, therefore would be no significant impact on traffic generation or traffic movements. Therefore, in regard to highways and parking, the development is fully in accordance with Policy DM17 and DM18 of the Site Allocations SPD.
- 3.16 The site is solely located within flood zone 1, posing little to no risk of flooding. There is no record of on-site flooding and the existing on-site drainage will be used by the proposals. Given the above, the development accords with Policy DM7 of the Site Allocations SPD.
- 3.17 Extensions are classed as householder applications and are therefore exempt from BNG requirements. This application does not alter the surrounding ecology and biodiversity to the site, and is located wholly within the footprint and hard landscaped

areas of the existing dwelling. The proposal is therefore in accordance with Policy DM6 of the Site Allocations DPD and will not lead to an on-site loss in biodiversity.

6. SUMMARY AND CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a planning application for extensions to the existing residential dwelling at Dearleap Farm, Stanton under Bardon.
- 6.2 It has been demonstrated within the Planning Policy Assessment section of this statement that the proposed development is fully compliant with national and local policy, and such constitutes sustainable development. There are no technical constraints on which should prevent the development being brought forward. Furthermore, due to the location of the site, design and the proximity of the nearest neighbouring dwelling, the proposal would not cause an adverse impact on that of surrounding properties.
- 6.3 The applicant owns and operates the livery business on site and it is important that they have suitable family accommodation on site.
- 6.4 It is for the reason set out in this statement, it is considered the proposal is acceptable in planning terms and planning permission should be granted.