

Planning Statement

Address: 1 Wood Road, Ellistown, Bagworth, Coalville LE67 1GE

Applicant: Mohamed Patel

1. Proposal

This application seeks planning approval for:

- Relocation of the main entrance from the front to the side elevation.
- Installation of a modest fixed canopy over the new entrance.
- Addition of bifold doors to the side and rear elevations.
- Internal alterations, including removal of a wall to create a more open and accessible layout.

A single-storey rear kitchen extension is progressing under permitted development rights and does not form part of this application.

2. Site Context

The property fronts Wood Road, a busy national speed limit route. The existing entrance opens directly onto the pavement, presenting safety and accessibility concerns. The current threshold is stepped and narrow, unsuitable for wheelchair users or those with mobility needs.

A side access adjacent to on-site parking provides an opportunity for safer, level-threshold entry, better circulation, and inclusive access.

3. Planning Justification

The proposals address key planning objectives:

- **Safety:** Relocating the entrance avoids conflict with traffic and improves pedestrian safety.
- **Accessibility:** A level, wider entrance meets inclusive design standards.
- **Sustainability:** New bifold doors improve daylight and ventilation, reducing reliance on artificial lighting.
- **Design quality:** Proposed works respect the character of the existing building through sympathetic detailing and matching materials.

4. Policy Context

The scheme supports relevant policy objectives:

- **NPPF Paragraphs 92 & 130** – promoting safe, inclusive, accessible places with high-quality design.
- **North West Leicestershire Local Plan** – supporting development that enhances accessibility, visual quality, and functional design.

5. Conclusion

The proposed alterations will modernise and future-proof the premises, improve safety and inclusivity, and contribute positively to the area. The application aligns with both national and local planning policy, and permission is therefore respectfully sought.