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25/00724/FUL
Erection of a dwelling (Class C3) and associated works
Lagos Cottage, 18 Burton Road, Wellesborough, Twycross,
Atherstone, Leicestershire
CV9 3PR

ADDENDUM TO THE SUBMITTED
PLANNING, DESIGN AND ACCESS STATEMENT

Background

The planning application was submitted in late July 2025.

Since that time, feedback from the LPA has been provided to the Applicant and his Agent with reference to the design of the dwelling. This is with regard to its scale, layout, density, mass, design, materials and architectural features.

The feedback also refers to justifying any changes to the submitted design with reference to Paragraph 137 of the NPPF. This states, in full, the following:-

Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

The feedback from the LPA also requires due regard to be given to the following matters:-

- The need to avoid and replicate the design of the modern houses located within the immediate locality; and
- The need to acknowledge and respect the adjacent (unlisted) brick cottages.

A re-review has been made of the most recent housing development permitted in the village (LPA Ref: 21/00203/FUL). This is the modern but traditional looking housing scheme located on Orton Lane, Twycross, being built by Cartwright Homes Ltd. The concept for the development took its cue from the village centre rather than the adjacent development because it reflected the vernacular of a Leicestershire village. In terms of appearance, the submitted Design and Access Statement refers to the following: -

3.09 *It is traditional in construction with facing brickwork, tiled roofs and brick chimneys. Highlights will be provided in the street scene with the use of full height smooth render in select locations. Running brick sills and brick dentil courses along eaves and verges will add further detail and tie the development to the traditional dwellings in the village.*

3.10 *The massing of the scheme will be broken up with the introduction of dropped eaves and gable dormers and further interest is provided through the variation of porch styles. Varied detailing to window and door openings, along with a variety of window styles will also break up the scheme. The intention is to create a development that is sympathetic to the local style and has the appearance of an organic development that has grown up over time.*

A visit was made to this housing estate and it was clear that the houses are built in either brick or render, with brick detailing. The variety of porch design is a clear architectural feature. In terms of the rendered houses, these include the Aston, Arbury and Chatsworth house type.

Revisions to submitted scheme

This statement seeks to explain the changes made to the submitted scheme with reference to the following plans:-

25/3278/01 Rev G Proposed Site Plan (1:200);
 25/3278/02 Rev D Proposed Floor Plans and Elevations (1:100); and
 25/3278/03 Rev B Streetscene and Section (1:100).

The design of the proposed dwelling has been simplified as it relates to its visual appearance and form when viewed from the street (Burton Road). The changes made can be summarised as follows: -

Context

The submitted Streetscene and Section Plan has been amended to include both cottages (Nos 18 and 20 Burton Road) located to the north of the Application Site. This change is intended to provide a wider context for comparative purposes.

The submitted Streetscene and Section Plan indicates that the separation distance (gap) between the existing cottages and the proposed dwelling has been enlarged by 1800mm from 14.7m to 16.5m respectively. The consequence of the re-siting further south into the plot means that the ground falls and so the proposed dwelling will be lower than the adjacent cottages – this has been increased from 800mm to 1000mm respectively.

The submitted Proposed Site Plan indicates that the block paved driveway has been softened by the introduction of some additional planting against the gable wall (north elevation). This is supplemented by further planting on the west boundary, as well as additional trees being planted at the bottom (southern) end of the garden.

Scale

The proposed dwelling is 2 storeys in height. This height predominates in the immediate area.

Size

The footprint of the proposed dwelling has been reduced in size from 66.3m² to 59.3m² respectively. Its width has been reduced by 400mm, from 6.0m to 5.6m, resulting in the atrium corridor being removed and replaced by a more standard corridor/landing arrangement.

Mass

The proposed dwelling has a distinct shape and bulk. It seeks to complement the prevailing urban grain.

The proposed dwelling has proportions and rhythm. It seeks to complement the prevailing detailed compositions.

Materials

The proposed dwelling will be built of a contrasting combination of render (painted) and brick, with plain concrete tiles on the roof. The plinth is brick, as are the window cills/heads and datestone.

Architectural features

The windows have cills and heads. These are brick.

The dentil course is retained. This is brick.

The datestone (2026) is retained. This is brick.

The two-storey pitched porch has been removed and replaced by a single minimalist flat roof porch – this is timber.

Gary Llewellyn MRTPI
October 2025