

Planning Statement: For change of use of land

Grove Homes Warwickshire (LTD)
27 Crown Hill Close, Stoke Golding
CV13 6EW

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Westwood Studios, 59 Bitteswell
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1. Introduction

This document is to support the full planning application for the material change of use of a vacant plot on the Crown Hill Close estate for use as a two-storey, three-bedroom detached house.

2. Location

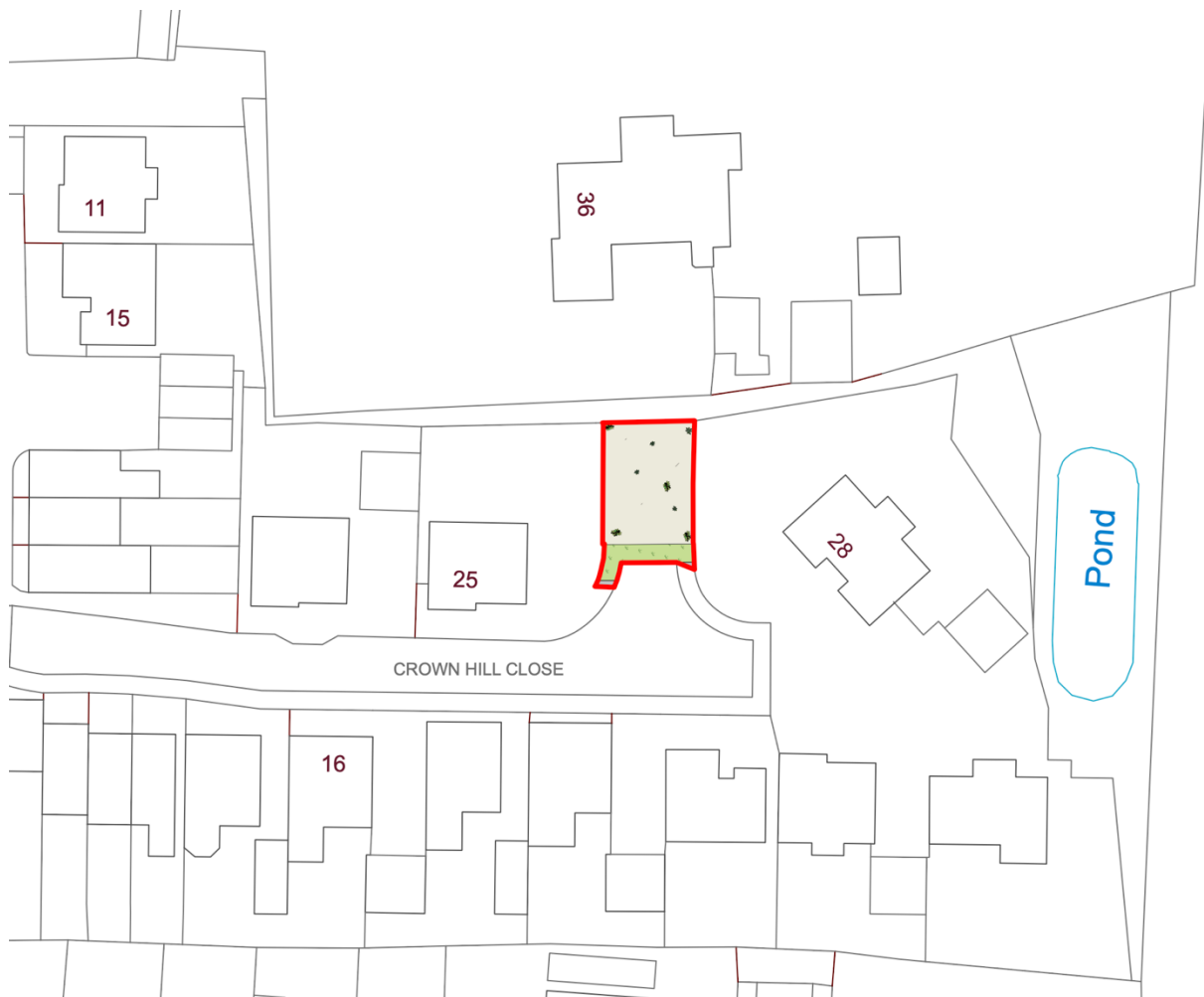
27 Crown Hill Close, Stoke Golding, CV13 6EW is located within Stoke Golding, a village and civil parish in Leicestershire famous for its historic ties to the Battle of Bosworth. The entrance to the street was formerly the home of a hosiery factory, whilst the plot is located towards the end of a housing estate surrounded by existing homes. To the north and south, the plot is flanked by the double garages of neighbouring dwellings, with a series of detached houses to the east and west.

3. Property

27 Crown Hill Close was previously the subject of an application for the development of a two-story dwelling on the vacant plot (reference number 18/00152/FUL) (the documents and details of which are accessible online).

4. Existing Site Boundary

The plot (highlighted in red below) currently acts as a vacant space, providing no use to neighbours or the community, and has done seemingly since the development of the housing estate.



5. Planning History

As mentioned above, this land has been subject to past discussions and communications with the planning department.

In a letter dated 9th February 2018 (ref: 18/00152/FUL) the council granted permission to proceed with the erection of a two-storey house, with design choices made so as to match and bolster the visual appeal of the immediate surrounding area.

Previous applications received feedback from Pre-App services, highlighting the need for the proposed ridgeline to be raised in order to accommodate for standing head heights. Additionally, we had to rework the window on the southern elevation to avoid overlooking occupants in one of the neighbouring houses, no. 26 Crown Hill Close.

6. Proposals

The proposal to build on the land is to provide an additional family dwelling to the street by making use of a vacant plot that currently serves as an eyesore.

The land in question has never been used for this purpose according to historical maps, previously being used as garden space or a field as late as the 1980s.

The proposal will not be obstructive to the surrounding landscape given that minimal natural habitats or vegetation exist on site to be harmed. Through BNG metric testing, it is estimated that the development of the property will actually provide a 116.5% increase in natural habitat creation.

7. Conclusion

As detailed above, the change of use to allow the development of this property would visually bolster the area by essentially patching over a scar on the existing estate.

This small, fenced-off parcel of land is currently not used, and would better serve as the site of a residential dwelling.

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