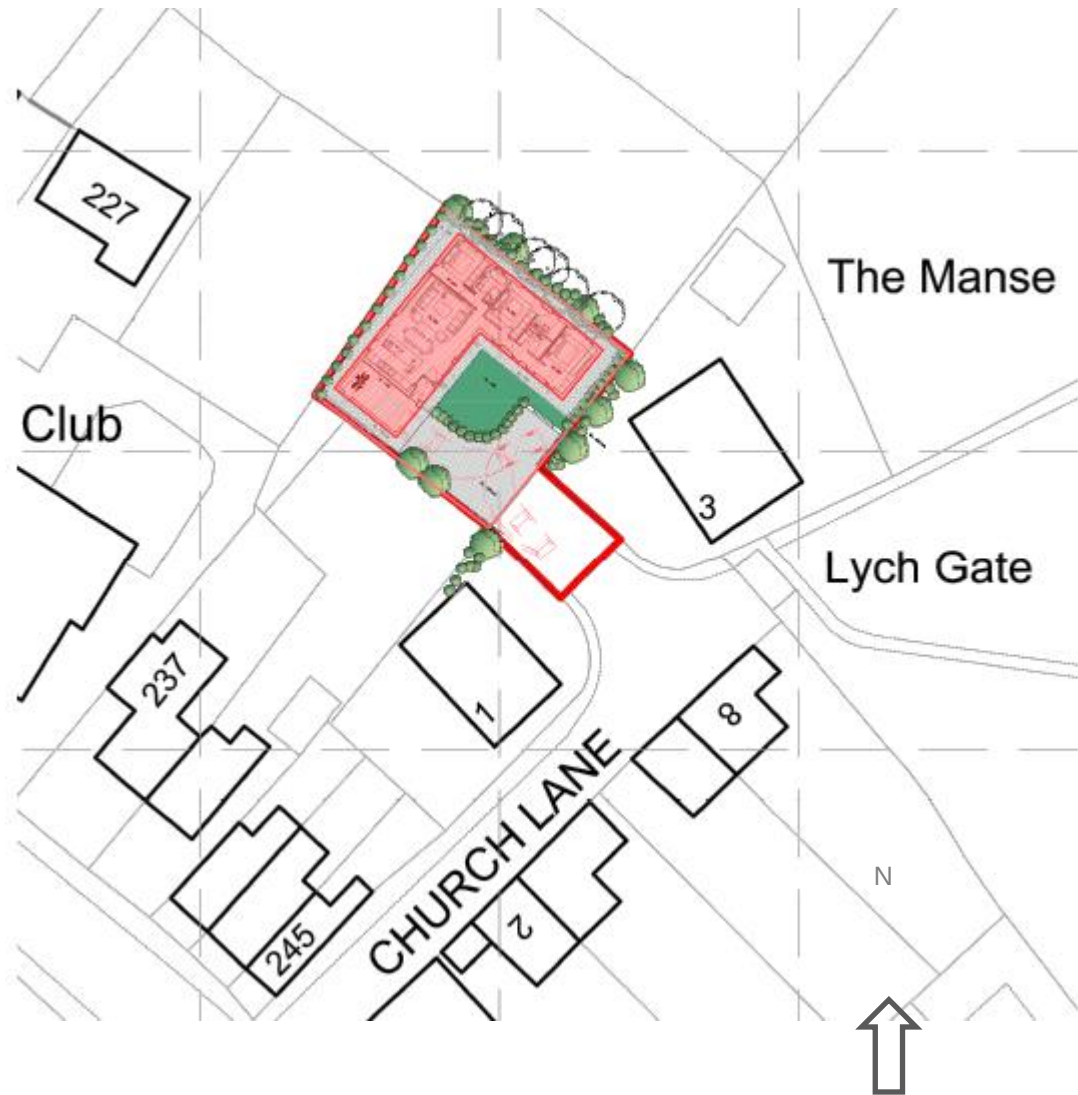


- Proposed 1 detached single storey dwelling
- Site Area = 359 sq.m



Document Control:

Job Title: Land to the rear of
237 Main Street, Thornton_Leics

Grid Point: Easting 446747 Northing 307685

Ward: Ratby Bagworth and Thornton

Parish: Bagworth

Conservation Area: Y

Job Number: Bailey-English Studio 023_102

Report Number: BES_023_102_DA001

Revision: *

Date of Issue: June 2023

Compiled by B.E.S

Contents:

1.0 Site Introduction

2.0 Development proposal

3.0 Access

4.0 Parking / Refuse

5.0 Landscaping_ Refer to Ground floor layout plan

6.0 Relevant Planning Applications

7.0 Sustainable drainage

1.0 Site Introduction:

Job Title:	Land to the rear of 237 Main Street, Thornton_Leics
Grid Point:	Easting 446747 Northing 307685
Ward:	Ratby Bagworth and Thornton
Parish:	Bagworth

This application seeks planning permission for the erection of a single detached dwelling. Full planning permission is sought.

2.2.

Full Planning permission was previously granted for a two storey dwelling Under 22/00792/FUL on 14th October 2022

Outline planning permission was previously granted under 17/00010/OUT for a similar scheme, with all matters reserved. Access into the site is still indicated via the turning head at the bottom of Church Lane, via the shared access currently used by The Manse and Lychgate Cottage.

The application site is located on the edge of Thornton's settlement boundary. The area is characterised by primarily residential development of varying size and design which is located to the east, south and west of the application site. To the east of the application site is the Grade I listed St Peter's Church. To the north of the application site is an area of woodland planting. Immediately adjacent to the west of the application site is a parcel of land which has been hard landscaped.

The application site comprises a piece of land currently forming the extended garden area to the rear of no. 237 Main Street. The area has been left to become overgrown.

There is a public right of way running along Church Lane and the edge of St Peter's Church yard leading down to Thornton Reservoir.

2.0 Proposal:

- Erection of 1 detached single storey dwelling
- Inclusion of Parking and single garage
- Consisting of 3 bedrooms
- Overage to site between dwellings No 1 & 3
- Site Area = 359 sq.m
- Footprint = 157.5 sq.m including garage
- Total GIA = 137 sq.m
- Garden Area = 43 sq. m _ terracing = 68.8 sq.m
- Total = 111.8 sq.m not including access driveway and bin Area at 89.7 sq.m
- Total amenity space = 201.5 sq.m

3.0 Access:
Please refer to drawings

4.0 Parking & refuse:

Please refer to drawings

The collection point for domestic recycling, garden waste and refuse is from the adopted highway boundary

5.0 Landscaping:

Please refer to drawings = Existing trees and hedging to be retained

6.0 Relevant Planning Applications

22/00792/FUL Permitted on 14th October 2022

- **Proposed construction of two storey dwellinghouse**
- **Land Rear Of 237 Main Street Thornton Coalville Leicestershire**

19/01212/OUT _Permitted

- **Erection of one dwelling (outline - all matters reserved)**

- **Land Rear Of 237 Main Street Thornton**



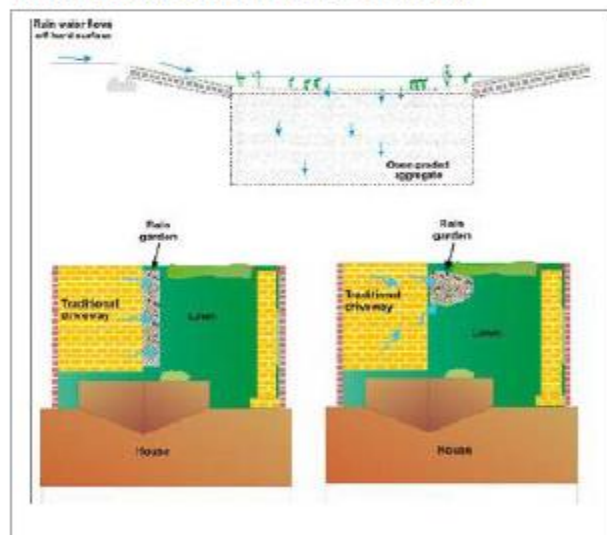
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7.0

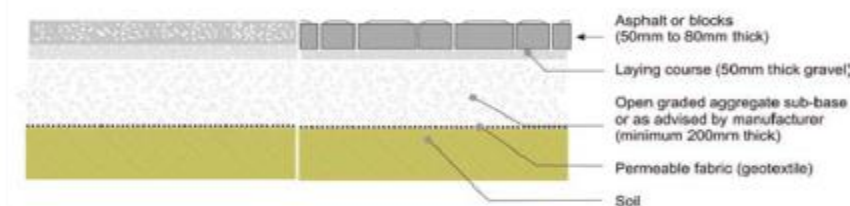
Drainage

A sustainable approach to surface water should be implemented.

- Run off water dispersed by infiltration into the ground strata via soakaways, pervious paving, filter drains and swales.
- Permeable paving systems should be incorporated into access drives, parking, paths and patios.
- Piped land drains may be incorporated into the foundation of hardscaped areas discharging to an outlet.
- Rain Gardens to be formed into small depressions to collect and store any remaining runoff rainwater and allowed to slowly soak into the ground or flow into the drains. These will be planted with a gravel filled trench
- Roof downpipes connected to soakaway



Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving. The material has open voids across the surface of the material or around the edges of blocks that allow water to soak in. The surface is constructed over a permeable sub-base. Systems are available from a variety of manufacturers. Sources of further information are provided in Section 6.



- Rainwater harvesting:

Water butts and underground tanks can be used to reduce runoff from the properties: Tanks can be used to collect water from the roof and the permeable driveways, reducing rainwater runoff from the drains and reduce the amount of water used.

- Roof downpipes connected to soakaway or harvesting tank

Policy

Core Strategy (2009)

Policy 7: Key Rural Centres

Policy 10: Key Rural Centres within the National Forest

Policy 21: National Forest

Site Allocations and Development Management Policies DPD (2016)

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM11: Protecting and Enhancing the Historic Environment

Policy DM12: Heritage Assets

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) (2019)

Planning Practice Guidance (PPG)

Other matters

There is a secondary access into the site along the north west elevation of no.237 and thus any potential built up of construction congestion would not be severe.

The application site is located within the settlement boundary of Thornton where new residential development is considered acceptable in accordance with Policy 7 and Policy 10 of the Core Strategy.

A single storey bungalow is much need in the area.

Given the application site's location within the settlement boundary, along with its relationship and proximity to nearby dwellings, it is considered that the proposed site could accommodate a dwelling which would complement the character and appearance of the area, would not impact on the setting of the nearby listed church and church yard and would not adversely impact on the amenity of the occupiers of surrounding dwellings. The existing access to be used off Church Lane would not significantly impact upon highways safety and the site could accommodate a sufficient level of off-street car parking.

The principle of a dwelling on the proposed site is considered to be in accordance with Policies 7, 10 and 21 of the Core Strategy and DM1, DM7, DM10, DM11, DM12, DM17 and DM18 of the SADMP.