



MAIR

LAND & PLANNING CONSULTANTS LTD

PLANNING & DESIGN STATEMENT

Outline application for erection of one detached dwelling (all matters reserved except for access)

29 Sapcote Road, Burbage, LE10 2AS

October 2026

Ref.: MLP-26-J024



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Prepared on behalf of Ms R G Martin and Ms R E Martin

Project Ref.: MLP-26-J026

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1. Introduction

- 1.1. Mair Land & Planning Consultants Ltd has been instructed by the applicants, Ms R G Martin and Ms R E Martin, to prepare and submit an outline application for the erection of one detached dwelling at 29 Sapcote Road, Burbage.
- 1.2. This Planning Statement provides an assessment of the site and its surroundings, including adjacent land uses. It also examines national and local planning policy relevant to this application and outlines the proposed development submitted for consideration by Hinckley & Bosworth Borough Council.
- 1.3. The application is supported by a number of planning documents and technical drawings, including the following:
 - 1.3.1. Location Plan
 - 1.3.2. Proposed Site Plan
 - 1.3.3. Bat Survey Report
- 1.4. The principle of the proposed development has been established, and accepted by the Council via the grant of outline planning consent in December 2023 for the erection of a detached dwelling, planning reference 23/00695/OUT. Due to unforeseen circumstances, the applicants have been unable to progress the site as expected, and therefore, are seeking to reapply.

2. Site Appraisal & Context

2.1. With reference to Figure 1, the application site covers an area of approximately 1,602 sq. m. (0.16 ha) and is outlined in red.



Above: Figure 1 - Location Plan

2.2. The application site is located at 29 Sapcote Road, Burbage. It benefits from a private drive access and is located within a residential area, characterised by detached dwellings.

2.3. The site comprises an existing garage, which will be demolished.

2.4. The site is bound by residential properties to the north, south and west.

2.5. The site is wholly within Flood Zone 1, which has the lowest probability of flooding.

3. Planning Policy Context

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. The development plan comprises the Hinckley and Bosworth Core Strategy DPD (Adopted December 2009) and the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (Adopted July 2016).

National Planning Policy Framework (August 2026)

- 3.3. The National Planning Policy Framework (NPPF) was revised in August 2026 and sets out the government's planning policies for England and how these are expected to be applied.
- 3.4. **Policy DM1: Preparing development proposals** sets out that *'Proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision.'*
- 3.5. **Policy DM3: Determining development proposals** states that local planning authorities should *'take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact...'* and goes on to state *'Not refuse applications for development which should clearly be approved'*
- 3.6. **Policy S3: Presumption in favour of sustainable development** states *'Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'* Part 2 states *'In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:*
- a. Have a substantial impact in relation to:*
- i. The allocation of safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular

importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

3.7. **Policy L2: Making effective use of land** sets out that *‘Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:*

b. making better use of vacant and underutilised land and buildings...

d. creating additional homes or floorspace within settlements...through additional development within existing plots. Such proposals should be:

i. Be consistent with the overall street scene...

ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.’

3.8. **Policy DP3: Key principles for well-designed places** states *‘Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings, such as through the arrangement of development plots and buildings, the use of materials and architectural features...This should not preclude innovation or change where appropriate.’*

Hinckley and Bosworth Core Strategy DPD (Adopted December 2009)

3.9. Burbage is identified as a suitable location for development within the Core Strategy.

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (Adopted July 2016)

3.10. It was accepted in the granting of planning permission previously for development of the site that the proposal accords with the above document, including the following policies:

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure and Delivery

- Policy DM6: Ecology
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

4. Use & Amount

- 4.1. The proposal is for the demolition of an existing garage and erection of a detached dwelling. The application seeks to obtain planning permission for the principle of the development.
- 4.2. The objective is to undertake the proposed works in order to deliver a high quality dwelling, which is sympathetic to the existing character of the settlement and compliments the site's surroundings.
- 4.3. The proposed dwelling will provide flexible, living, working and social space, and make best use of the plot.
- 4.4. Sufficient parking will be provided for the existing dwelling and a new garage can be constructed via Permitted Development Rights. This does not form part of this application.

5. Planning Assessment

5.1. The following sections seeks to address the key planning issues associated with the proposals. These include -

- 5.1.1. Principle of Development (Section 6)
- 5.1.2. Impact upon the character of the Area (Section 7)
- 5.1.3. Impact upon residential amenity (Section 8)
- 5.1.4. Access & Highways (Section 9)
- 5.1.5. Flood Risk (Section 10)

6. Principle of Development

- 6.1. It is considered that the proposed development scheme complies with national and local planning policies in respect of social and economic objectives, particularly around the delivery of new homes and making best use of existing sites.
- 6.2. The proposal, as submitted, will see the demolition of an existing garage and erection of a detached dwelling. The objective is to create a high quality development, which delivers benefits in the form of a new home.

7. Impact upon the character of the area

- 7.1. On behalf of the applicant, we do not consider that the proposed development scheme will impact upon the character of the area. The proposal is for a single dwelling on a site, which is currently in residential use. The principle of built form is already established on the site and the proposal does not introduce a new form of built development. In addition, the external areas will be in keeping with the existing built form of the area.

8. Impact on residential amenity

- 8.1. In line with national and local planning policies, it is not considered that the proposed development scheme will significantly impact upon the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 8.2. The layout has been designed to account for separation distances and the development will not give rise to noise impacts.

9. Access & Highways

- 9.1. The application site benefits from an existing access, which benefits from suitable width and visibility splays in both directions.
- 9.2. Sufficient parking spaces will be provided on site.
- 9.3. Existing services and public transport links can be accessed by foot via existing footpaths.

10. Flood Risk

- 10.1. In accordance with national and local planning policy, the application has analysed the site in relation to potential sources of flooding.
- 10.2. The site is located wholly within Flood Zone 1.

11. Conclusion

- 11.1. In summary, it has been demonstrated that the proposal complies with national and local planning policies relevant to the planning application.
- 11.2. The development will not affect the residential character of the area, nor will it impact upon the amenity of adjacent residential dwellings.
- 11.3. The works are considered to be sympathetic to the existing character of the area.
- 1.1. There are no constraints to development and so planning permission should be granted without delay.

