Barton Building Plans
33 Barton Road
Market Bosworth
Leicestershire
C13 0LQ

DEVELOPMENT SERVICES
21 OCT 2008
RECEIVED

Date: 6/10/08

# Design and Access Statement

Application: **Erection of single dwelling**

Address: **Land Adjacent to 30 Main Road**
**Bilstone**
**Leicestershire**

General information:
The proposed development of a single dwelling is situated within the hamlet Bilstone, a residential settlement located within the Parish of Shackerstone and close to the village of Congerstone. The village is serviced by a local bus service and is in close proximity to a well respected state primary school. The development is considered to be in keeping with the street scene and general rural aspects of residential dwellings and lifestyle. There will be no detrimental social affects as a result of this development.

Site:
The site is categorised as residential and is adjacent to 30 Main Road, Bilstone. This land, forming part of Number 30s garden, is deemed surplus to requirements and would allow the development of a dwelling in keeping with the character of the village of Bilstone.

Layout:
The layout will satisfy the density requirements of the local plan for number 30 and the proposed new dwelling. The detailed plans included within this application verify the density layout.

Scale:
The scale and size of the proposed dwelling is in keeping with the scale and size of existing properties situated on Main Road, Bilstone.

Landscaping:
The boundaries of the property, including hedges and trees, will be maintained to ensure the continued character and screening typical of this rural residential location.

Appearance:
Within the proximity of this development there are several detached cottages of a typical design found within the Gopsall Estate. The proposed dwelling will reflect the character and quality of build comparable to these existing dwellings. The materials and building

techniques used will be sympathetic to the other properties found in this area. This can be seen on the detailed plans provided. The following photographs show various properties located on Main Road, Bilstone.



Figure 1: Number 30 Main Road, Bilstone (restoration as approved)



Figure 2: Property located close to the proposed development on Main Road, Bilstone



Figure 3: Property located on Mill Lane, Bilstone

Access:

Proposed site adjacent to 30 Main Road, Bilstone has existing vehicular access. Adequate onsite parking is to be provided. (See site plan) Photographs of existing access can be seen in figures 4 and 5 overleaf.




Figure 4: Photograph of existing access to the land adjacent to 30 Main Road, Bilstone.



Figure 5: Photograph showing existing access and site for the proposed dwelling on land adjacent to 30 Main Road, Bilstone