

DESIGN, ACCESS, PLANNING AND HERITAGE STATEMENT

29 STATION ROAD, MARKET BOSWORTH

PROPOSED ALTERATIONS AND NEW FLAT



DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED



Planning Statement

Client Name: Batter of Bosworth

Job Number: 16.3308

Date of Issue: October 2025

Site Address: 29 Station Road, Market Bosworth, Nuneaton

Local Authority: Hinckley & Bosworth Borough Council

Prepared by: David Granger Architectural Design Ltd

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1.0 Introduction

This statement has been prepared in respect of the proposed extension and alterations to 29 Station Road, Market Bosworth, a successful chip shop with flat over which is attached to the Grade II listed building at 27 Station Road.

David Granger Architectural Design Ltd. is committed to quality design. The Design, Access and planning statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the village and outlying area.

The scheme has been designed with regard to the policies and proposals of the development plan and current national and local planning policy guidance.

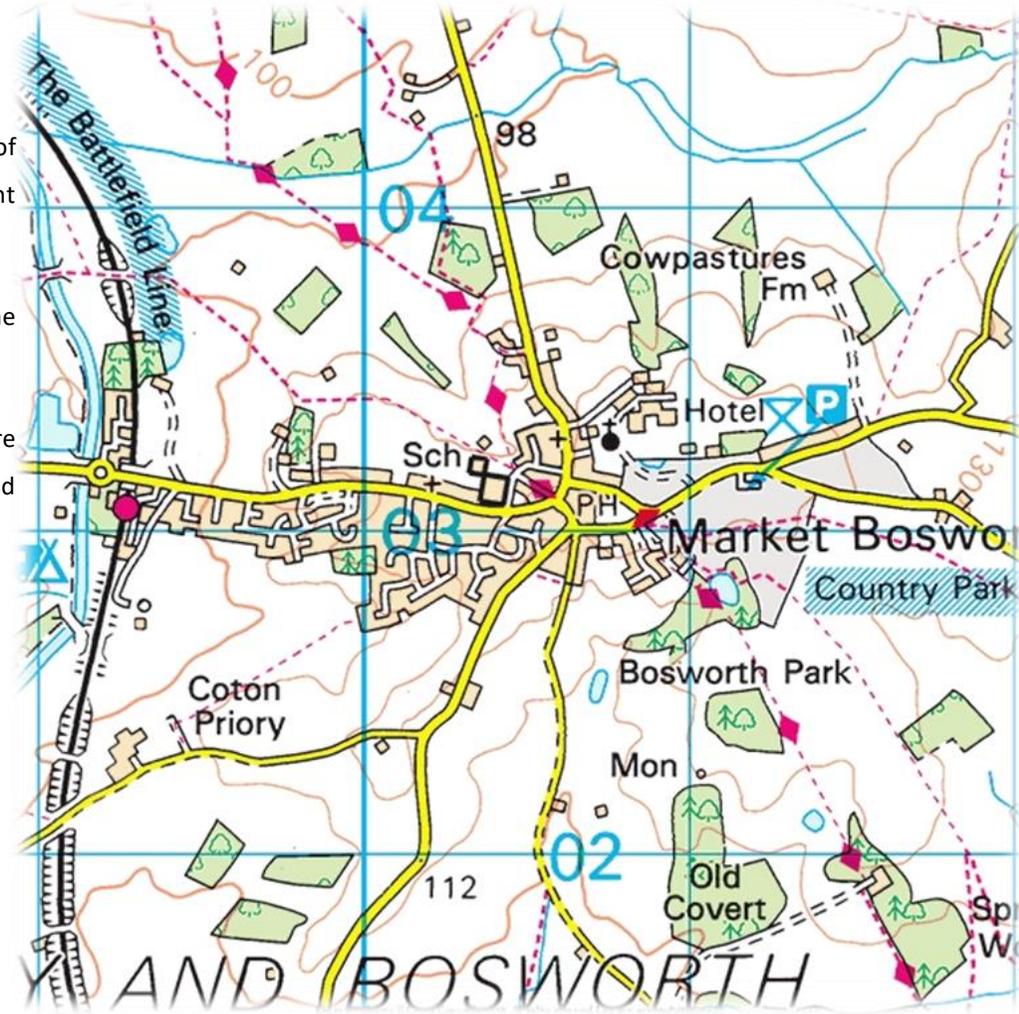


2.0 Area Description

Market Bosworth is a small market town in the Hinckley & Bosworth Borough of Leicestershire . The town had a population of 2,097 in the 2011 census and recent findings in the town have shown a settlement dates back to the Bronze age.

The town is most famous for the Battle of Bosworth which took place just south of the town in 1485, an area which is now a designated heritage site.

The town is located on the A447 which links the town of Hinckley with the more northern towns of Coalville and Ashby de la Zouch. Its is 13 miles west of Leicester and 26 miles east of Birmingham.



3.0 Site Appraisal

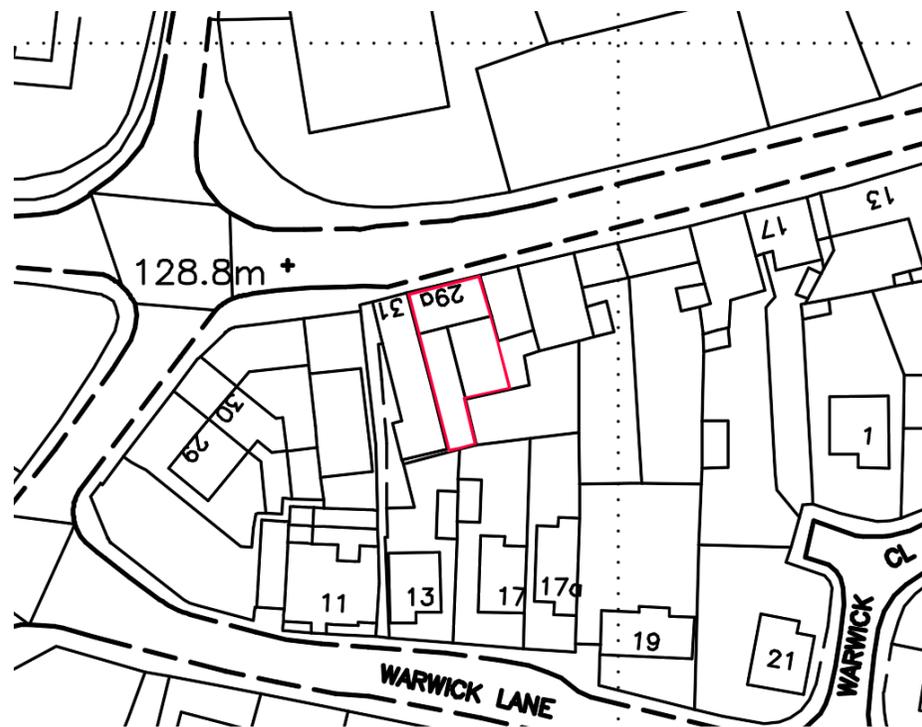
3.1 Physical Context

The site is located within the Market Bosworth conservation area in the centre of the town. Station Road on which the property is located has many listed buildings including the adjacent 27 Station Road. The subject property isn't listed but, together with number 31 are noted in the Market Bosworth Conservation Area Appraisal as being 'Important Local Buildings'.

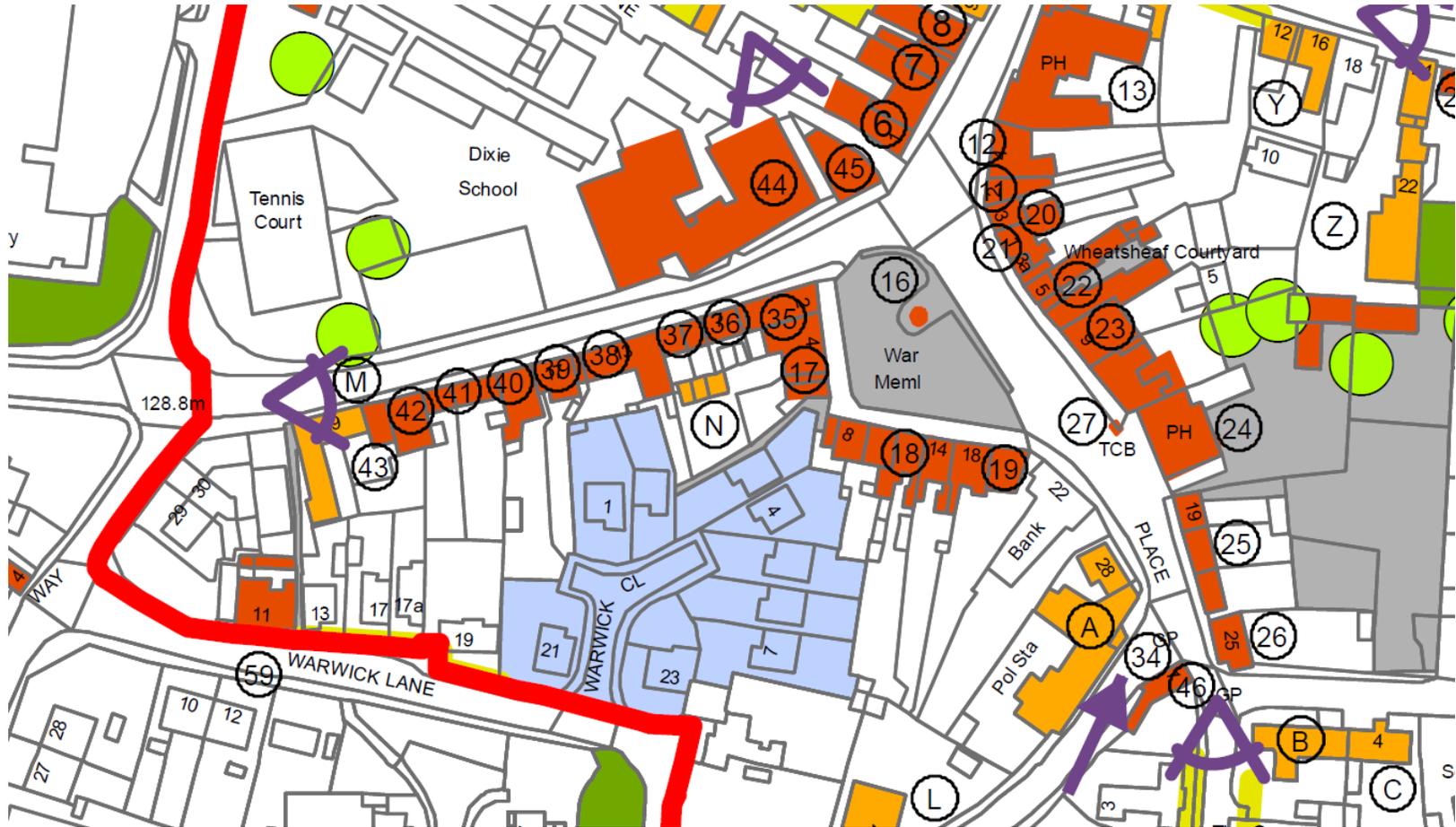
The building sits directly adjacent the highway boundary on Station Road with no land to the frontage. To the rear of the property is gardens and shared courtyards with the adjacent dwellings and takeaway at number 31.

The building has rendered and brick walls and a slate roof together with painted timber casement and sash windows.





DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED



Extract of Market Bosworth Conservation Area Appraisal Plan
Hinckley and Bosworth Borough Council, May 2014

Key:

- | | | | |
|---|----------------------------|---|----------------------------|
|  | Conservation Area Boundary |  | Special Hard Surfaced Area |
|  | Listed Buildings |  | Improvement Sites |
|  | Important Local Buildings |  | Weak Area |
|  | Key Spaces |  | Vistas to be Protected |
|  | Important Trees |  | Views to be Protected |



3.2 Social Context

The new dwelling would be ideal for people wishing to move into this much sought after area, whilst also having the benefit of being in a sustainable location, close to local facilities. The development would also provide the opportunity for local people to remain in the area.

The development would help the people of the locality and with the present housing shortage; new housing would be an acceptable opportunity to enhance the character of the site, connecting new and existing residents alike.

Current national and regional economic policy seeks to ensure that there is a wide choice of housing for all sectors of society and an adequate supply of housing in both urban and rural areas and to promote sustainable communities. Past and present planning policies have sought to direct new housing towards sites such as this within the main urban areas to prevent development spreading into the surrounding open countryside.

3.3 Economic Context

The proposals will help to contribute towards achieving a high quality environment as well as the more efficient use of resources in so far as it would:

- Help stimulate economic activity by bringing investment to the locality
- Provide employment opportunities for the local building industry
- Provide quality housing for local population.
- Result in the more efficient use of an under used piece of land

The construction phase of the proposal would also provide employment opportunities for the local workforce and would result in an immediate injection of investment into the local economy.

Future occupiers of the proposed flat would also be likely to help maintain local services such as pubs, school and community buildings, thereby contributing to the sustainability of the wider economy.

The proposal would also result in an increase in income to the public purse through council tax receipts, thereby helping to sustain services provided by the Council.

3.4 Evaluation of information gathered

The site's context has been appraised through site visits, a desk top study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local policies and strategies considered to be relevant to this application.

The site is well connected in terms of public transport and links to surrounding villages and towns. Opportunities for transport by bus, rail, foot and cycle are a realistic alternative to the car due to the location of the site and surrounding land usage.

The proposed accommodation will help to create a sustainable community where people can live close to local amenities and good transport links. The opportunity exists to provide an active and vibrant environment and to provide much needed residential accommodation in a time when housing shortage is at crisis level.

3.5 Pre Application Advice

The NPPF explains the importance of pre-application discussions and the benefits both applicants and local planning authorities may gain in ensuring a better mutual understanding of objectives and the constraints that exist. It advises that the local planning authorities and applicants should take a positive attitude towards early engagement in pre-application discussions.

Pre-application advice was sought on the commercial element of the scheme via an email to the council's conservation officer, Paul Grundy. He didn't have any objection to the principal of updating and changing the shop front provided the character of the building on the street scene was retained.

The conservation officer made some suggestions of how this could be achieved, some of which are incorporated into the submitted scheme.

Michael Perry

From: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Sent: 23 April 2018 13:52
To: Michael Perry
Subject: RE: Batter of Bosworth

Hello Michael,

I'm well thank you, I hope you are too.

I believe it would be difficult to justify a modern shopfront but there could be possibilities for minor alterations as you suggest.

The planning permission for frontage alterations (01/00435/FUL) was generally informed by seeking to retain a residential character to the door and windows to maintain the unity of the predominantly residential terrace along Station Road. Perhaps lowering the cills and removing the glazing bars from the lower sashes of the windows would still retain this character and reflect the age of the property but open up visibility slightly. Another more costly measure (if structurally feasible) would be to widen the smaller two light window so it is the same width as the other three light window and slightly re-locate the door so there is a symmetrical shopfront.

Many thanks,

Paul Grundy
Planning Officer (Conservation and GIS)
Policy and Regeneration
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR
01455 255671 / 0796620 1338
Email: paul.grundy@hinckley-bosworth.gov.uk

The above comments are initial informal officer views only and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This email does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Michael Perry

From: Paul Grundy <Paul.Grundy@hinckley-bosworth.gov.uk>
Sent: 09 May 2018 15:47
To: Michael Perry
Subject: RE: Batter of Bosworth

Hello Michael,

In my opinion the glazing bars should be retained in the top sashes to retain the domestic character of the property, with them removed it has a starkly different character to the remainder of the terrace. I would also be adverse to the increase in size of the adjacent window, the preference would be to keep this opening as the same size as existing but perhaps alter the window to reflect the style of those top to be utilised on the shop front.

I hope these comments are of use.

Kind regards,

Paul Grundy
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4.0 Planning

4.1 Planning Policy Context

The policy context for consideration of the development of this site is provided by the development plan, national policy guidance and various other local policies and strategies wherever relevant to this proposal.

Section 38(b) of the planning and compulsory purchase act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan comprises the adopted Hinckley & Bosworth Local Plan 2006 – 2026 consists of the Core Strategy DPD and Site Allocations & Development Management. In addition to the Development Plan, other important considerations are National Planning Policy Guidance and Documents.

National Planning Policy Framework

The National Planning Policy framework was published on 27th March 2012, replacing the majority of the existing planning policy statements (PPS). It is intended to make the planning system less complex and more accessible to protect the environment and to provide sustainable growth.

With the introduction of the NPPF the determination of this application must now have regard to the following policy framework.

Whilst the NPPF notes that the development plan is the starting point for decision taking (p.12 and p.196) it also urges Local Planning Authorities to approach decision-taking in a positive way to foster the delivery of sustainable development (p.186) and to approve applications for sustainable development where possible (p.187).

In particular it notes that development that accords with an up-to-date Local Plan should be approved and development that conflicts should be refused unless material considerations indicate otherwise (p.12). The NPPF makes a clear distinction regarding the weight that can be accorded to existing Local Plan policies, such that full weight can be given to policies adopted since 2004 (p. 214), whilst the weight given to relevant planning policies adopted before 2004 should accord with their degree of consistency with the NPPF (p. 215).

The NPPF identifies 12 core land-use planning principles that should underpin decision-taking, including the drive and support for economic development to deliver new homes and the management of growth to make fullest use of public transport, walking and cycling, focusing significant growth in sustainable locations (p.17).

These 12 principles are as follows:

- be plan led
- enhance the places people live in
- drive and support sustainable economic development to deliver, inter alia, homes, infrastructure and thriving local places
- secure a high quality design
- recognise the intrinsic character and beauty of the countryside
- support the transition to a low carbon future
- contribute to conserving and enhancing the natural environment
- encourage the effective use of land and re-using brownfield land
- promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas
- conserve heritage assets
- actively manage patterns of growth to the fullest possible use of public transport, walking and cycling, and
- take account/support local strategies and deliver sufficient community and cultural facilities to meet local needs.

To promote sustainable transport the NPPF advises that developments that generate significant movement should be located where the need to travel is minimised and the use of sustainable transport maximised, although in rural areas regard has to be given to other policies in the NPPF.

The NPPF clearly states that the purpose of the planning system is to contribute to the achievement of sustainable development (para.6), where the three dimensions to sustainable development seek to perform:

- an economic role, identifying and coordinating development requirements;
- a social role, supporting strong, vibrant and healthy communities, and by providing the supply of housing required to meet the needs of present and future generations; and
- an environmental role, contributing to the protection and enhancement of the built and historic environment (para.7)

It is noted that these individual roles should be sought jointly and simultaneously through the planning system (para.8) The NPPF also makes it clear that there is a presumption in favour of sustainable development (para.14). For decision this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- the adverse impacts of doing so would significantly and demonstrably outweigh the benefits where assessed against the policies in the Framework taken as a whole, or
- specific policies in this Framework indicate development should be restricted.

At paragraph 186 the NPPF states:

“Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development. The relationship between decision taking and plan making should be seamless, translating plans into high quality development on the ground”

The NPPF is clear that *“Housing applications should be considered in the presumption in favour of sustainable development” (paragraph 49)*

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by the development, including any contribution made by their setting:

‘the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Chapter 7 of the Framework relates to design. Paragraph 58 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 61 makes it clear that good design goes beyond purely aesthetic considerations and also relates to how development is integrated into the natural and built environment.

Paragraph 63 encourages design which raises the quality of the built environment in its setting. Section 12 of the NPPF relates to heritage assets.

5.0 Design Principles

5.1 Amount and use of development

This is a detailed planning application for the erection of a rear two storey extension in place of an existing conservatory. The proposal will create ground floor living space for the flat, with 1 en-suite bedroom at first floor level.

Existing floor area 240 sq.ft. (90 sq.ft outhouse & 150 sq.ft. Conservatory)
Proposed ground floor 165 sq.ft.
Proposed first floor flat 165 sq.ft.

The amount of development proposed has been designed and laid out with specific regard to the site's context as explained elsewhere in this statement. In particular, care has been taken to ensure that the living conditions of occupiers of neighbouring properties have been protected (no unacceptable overlooking, loss of privacy or loss of outlook) through the correct siting of the buildings, but at the same time seeking to make the most efficient use of the site in accordance with planning policy guidelines

5.2 Layout

The layout of the site is generally retained as existing. The introduction of the new flat will not alter the layout of the site as it is situated on the existing footprint of demolished buildings. Access to the rear of the site already exists for the existing flat and adjacent buildings.

The accompanying planning drawings illustrate how the scheme can be comfortably accommodated within the site reflecting the density and layout of the existing built form and therefore preserving the established character of the locality.

5.3 Scale

A design reflecting the scale, mass and design of the prominent architectural style would be the most appropriate development. Design considerations to avoid overlooking and loss of privacy to the adjacent dwellings were paramount.

The mass and scale of the proposals are considered to work in harmony with the adjacent existing buildings, and the building is considered to be in keeping with the area and the architectural detailing in respect of eaves, verges, windows, heads and cills, to be suitable in this location.



5.4 Landscaping

Landscaping to the site will be retained where possible, with new planting added where shown on the drawings.

Sympathetic surfacing materials will be used to complement the high quality materials used on the external elevations of the proposed dwellings and soft landscaping elsewhere on site.

5.5 Appearance

The building will be designed to be attractive to the current market requirements whilst being formed from local vernacular materials, which will mature over time and be of low maintenance. They will be developed in a style to give the building a robustness and longevity and provide a contribution to the enhancement of the local environment.

The design will be in keeping with surrounding architecture and will be an improvement on the existing situation.

The materials to be used will match the surrounding area with the use of:

- Plain tiles
- Red facing brickwork
- Painted timber windows
- Painted timber doors

6.0 Heritage Statement

PROPOSALS

This is a detailed planning application for the erection of a rear two storey extension in place of an existing conservatory.

PLANNING POLICY CONTEXT

Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990 defines Conservation Areas as 'areas of special or architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and section 72 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when carrying out its planning functions.

In addition, section 66 of the act requires local planning authorities to have regard to the desirability of preserving the setting of listed buildings.

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

The National Planning Policy Framework was published in March 2012 and outlines the government's planning policies for England. It identifies sustainable development as the very principle underpinning planning and highlights that there are three dimensions to sustainable development; economic, social and environmental.

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by the development, including any contribution made by their setting:

'the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Paragraph 131 of the NPPF advises that in the determination of planning applications local planning authorities should take account of:

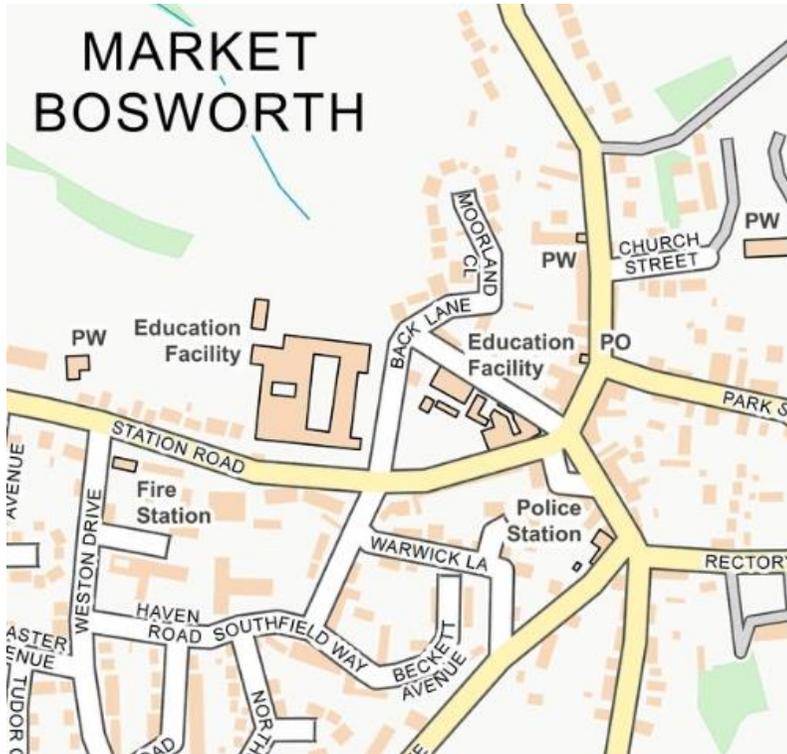
The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

ASSESSMENT OF HERITAGE ASSETS

The application site lies within the Market Bosworth Conservation area.



IMPACT ON THE HERITAGE ASSET

One of the most important issues with the design of the proposals is the impact it will have on the heritage assets.

The site currently occupies a plot in the town centre, which is currently under utilised to the rear of the property providing an ideal opportunity to provide much sought after town centre accommodation. The design is one of high quality which will enhance the area whilst not having a detrimental impact on neighbouring properties or landscaping.

CONCLUSION

In accordance with Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, we have found through identification of the significance of the designated heritage assets (Conservation Area and Listed Building) that the proposals will not affect the setting of the heritage assets and will in fact enhance them.

7.0 Access

The site currently has 2 access points, one of which is directly through the commercial premises door off Station Road, and the other which accesses the rear of the property via a footpath link between Station Road and Warwick Lane. Both accesses are pedestrian only and will not be affected by the proposals.

8.0 Conclusion

The proposed development site:

- Achieves efficient use of an underused piece of land
- Is of a high quality layout, design, scale and uses high quality materials
- Will enhance the visual appearance and character of the area
- Provides much needed residential accommodation in the current housing climate.



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