



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Partial demolition of existing property and
construction of 2no. new dwellings at: 84
Mount Road, Hinckley, LE10 1AE**

Planning Statement

**Written and prepared by Planning By
Design on Behalf of Mr Dev Patel**

Application

Planning by Design (**the Agent**) have been instructed on behalf of Mr Dev Patel (**the Applicant**) to prepare and submit a planning application to Hinckley and Bosworth Borough Council (**the Planning Authority**) for a proposed partial demolition of an existing property and the construction of 2no. new dwellings(**the Proposed Development / Proposal**) at 84 Mount Road, Hinckley, LE10 1AE (**the site**). The following Planning Statement has been produced to support this application and demonstrate how the proposal complies with the relevant national and local planning policies.

This Planning Application is supported by the following items:

- Application Form;
- Site Location Plan;
- Block Plan;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations;
- Planning Statement.

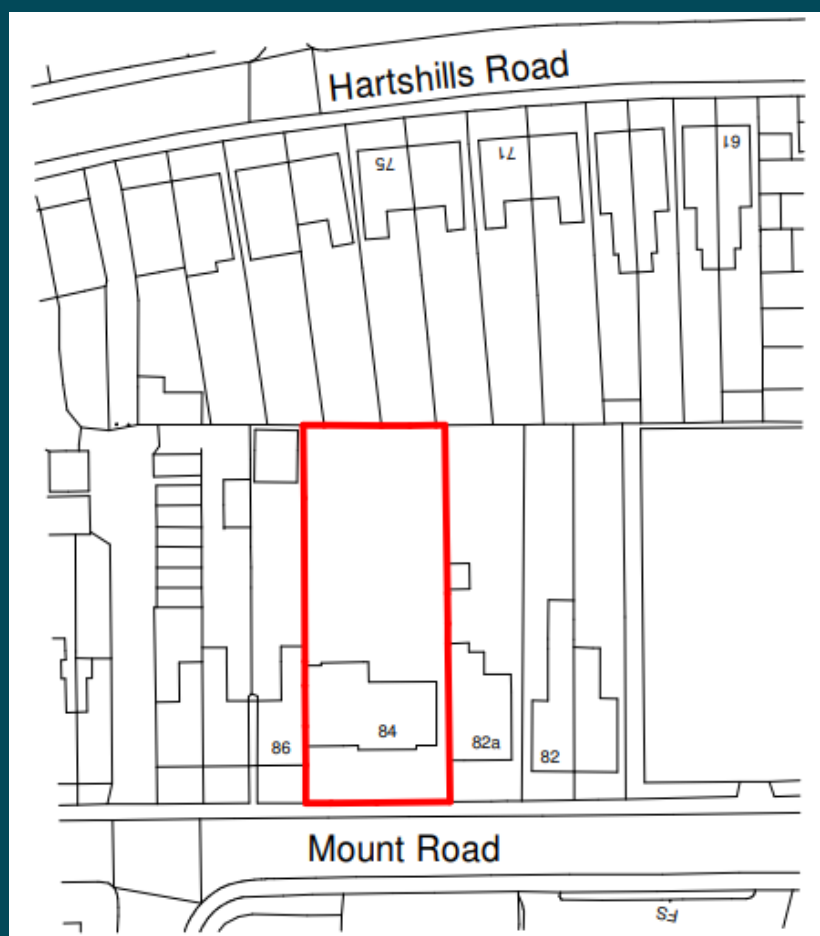


Figure 1: Site location plan (not to scale)

Proposed Development

The proposed development requested by way of this full planning application is for the partial demolition of the existing garage, and external toilet block associated with no. 84 Mount Road and in their place the construction of 2no. new terraced dwellings, being two-stories in height and each containing 2 bedrooms. There was a previous conservatory connected to the existing property which has already been demolished due to rotten timber (potentially dangerous) and significant ingress of rainwater. The site would subsequently be split into 3 dwellings, each with their own designated parking and private amenity space.

The existing property sits within a built-up residential area in Hinckley. The site is unusually wide for a single dwelling, particularly when compared to the other dwellings on both sides of Mount Road. The proposal would maximise the potential of this town centre plot to make better and more efficient use of the land.

The existing property would be reconfigured to incorporate the kitchen area within one of the reception (lounge) spaces.

The existing garage has been derelict and unusable for 10 years. In addition to this, there is also a derelict outside toilet block which is beyond economical and functional repair.

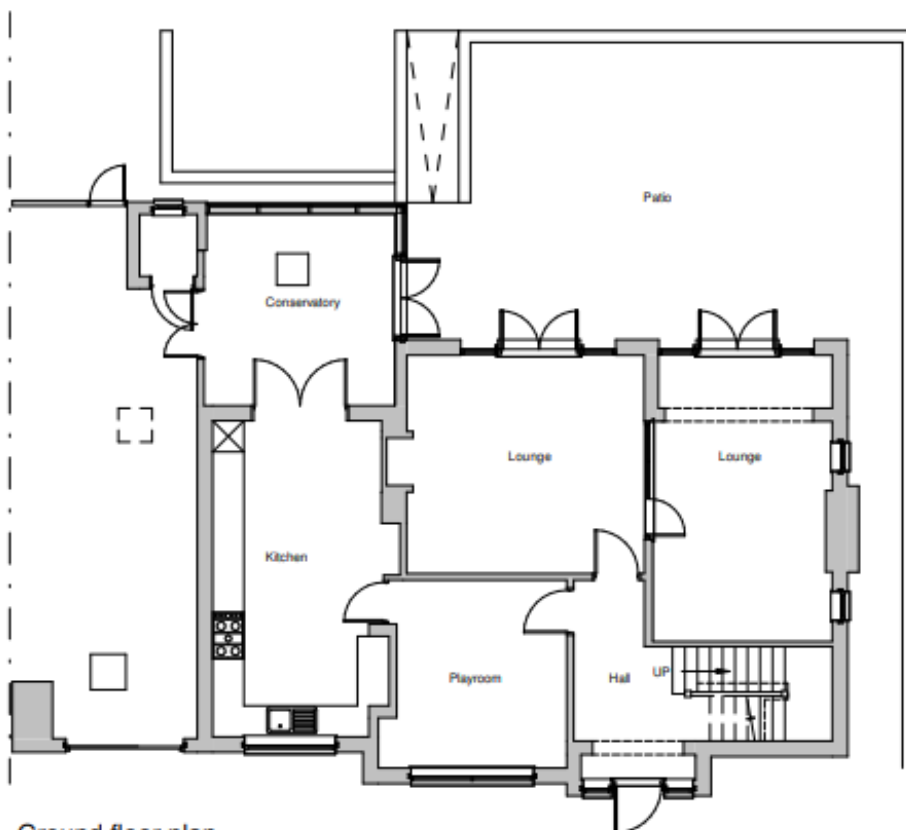
Externally, it is proposed that a new rendered finish is applied to the new builds and the existing property so that the proposal reads as a row of 3 terraced properties of a consistent architectural style. The new properties will not impact the amenity of any of the adjacent properties.

The proposal will incorporate the following environmental benefits:

- Electric car charging points for each dwelling
- Green and permeable car parking surfaces to the front of the properties
- Swift bricks installed to enhance biodiversity
- Solar panels incorporated on roof planes



First floor plan



Ground floor plan

Figure 2: Existing Floor Plans (not to scale)

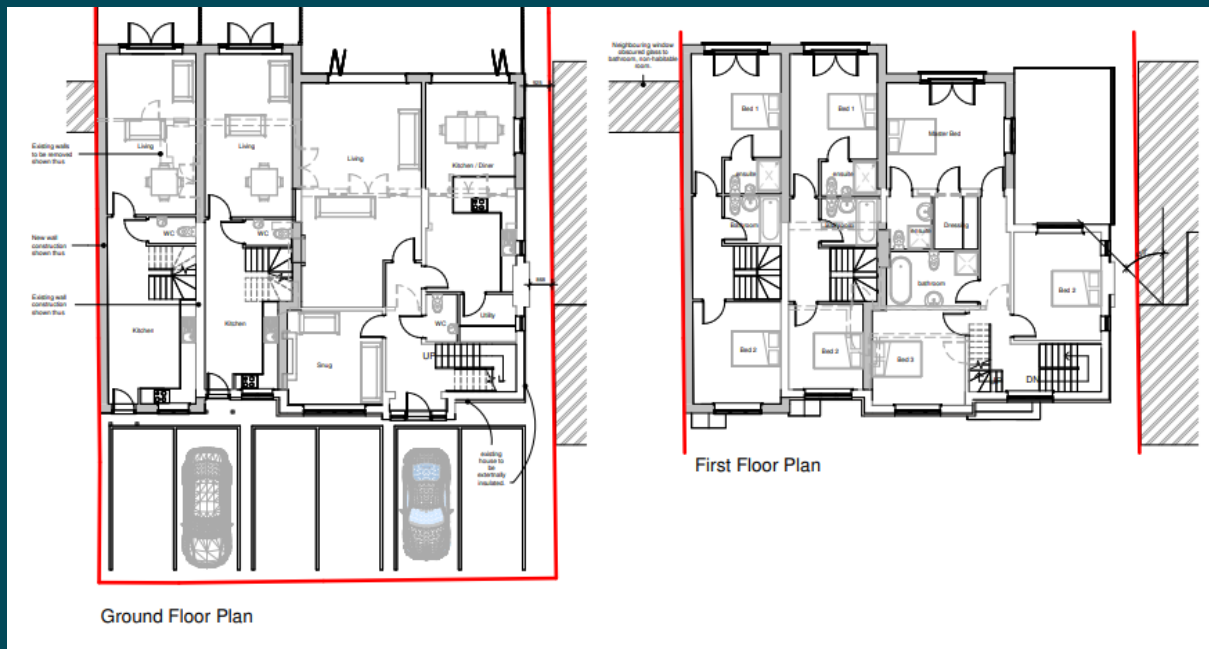


Figure 3: Proposed Floor Plans (not to scale)



Figure 4: Proposed Elevations (not to scale)



Figure 5: Proposed Indicative 3D Visuals

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Hinckley and Bosworth Local development Framework Core Strategy 2009;
- Hinckley and Bosworth – The Good Design Guide SPD

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal is in line with all three primary objectives of the National Planning Policy Framework from an environmental, social and economic perspective. From a social outlook, the proposal will provide new housing. From an environmental perspective, the proposal will provide more energy-efficient dwellings in a location that is well-served by many services and facilities. From an economic perspective, the proposal will generate significant benefits at a local level as this development will stimulate economic activity as local suppliers and contractors will be sought for the construction following planning approval.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Analysis: As highlighted through the supplied planning drawings and designs, the proposal will not result in any detrimental impact to any neighbouring amenities.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or:
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Hinckley and Bosworth Local Development Framework Core Strategy

The Core Strategy provides the over-arching strategy and long term vision for Hinckley & Bosworth, whilst other Development Plan Documents implement the strategy and vision contained within the Core Strategy. Of the Core Strategy, the following policies are recognised as relevant considerations for the assessment of this application:

- Policy 1: Development in Hinckley
- Policy 16: Housing Density, Mix and Design

Policy 1: Development in Hinckley states in part:

“To support Hinckley’s role as a sub-regional centre the council will:

- *Allocate land for the development of a minimum of 1120 new residential dwellings. In particular, the council will seek to diversify the existing housing stock in the town centre to cater for a range of house types and sizes as supported by Policy 15 and Policy 16”*

Whilst the application site is not on allocated land for housing, the proposal site is within the development boundary of Hinckley where new residential development is supported in principle. The proposal is therefore located within a sustainable area and would be a windfall site, helping the Council meet its housing targets.

Policy 16: Housing Density. Mix and Design states:

“The council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required, by utilising Table 3 (Profile of new housing needed to meet household type projections) as a starting point for housing mix, and the specific needs of each submarket informed by the most up to date Housing Market Assessment, Study Into Older Peoples Housing Needs and Aspirations and other local evidence, such as a housing needs survey or parish plan.

All developments of 10 or more dwellings are required to meet a ‘very good’ rating (16 or more positive answers out of 20) against the Building for Life criteria, unless it can be demonstrated that this is not viable on the particular site.

Proposals for new residential development will be required to meet a minimum net density of:

- *At least 40 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton*
- *At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets*

In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.”

Whilst the proposal is only for 3 dwellings the density requirements outlined in Policy 16 are a relevant material consideration. The site area is 0.07ha which provides a density of 42 dwellings per hectare – inline with the requirement for Hinckley. This demonstrates that the proposal is a much more efficient use of land than the current situation.

Hinckley and Bosworth – The Good Design Guide SPD

The Good Design guide is relevant to the proposal in that it provides guidelines to ensure that the proposed units benefit from sufficient parking and private amenity space, and also do not negatively impact any surrounding properties.

The proposed dwellings have internal floor areas of 90.4 sq.m and 81.9 sq.m which both exceed the minimum space standard for a 2-bedroom dwelling and indeed are greater in size than most properties along Mount Road. Each dwelling also has 2no. designated car parking spaces and sufficient private amenity space located to the rear of the properties.

The existing dwelling will be reduced in size to 210.9 sq.m which is above the minimum space requirement for a 3-bedroom property and will also retain 2 parking spaces.

The Good design also provides guidance on when properties are extended and their potential impact on adjacent upper-storey windows. The guide states that:

“On a plan of the proposal, a projecting line is to be drawn from the nearest principal window to a habitable room that may be affected by the planning application towards the proposed building at an angle of 45 degrees.

The selected window must be the main source of light to a habitable room in the neighbouring property.

Habitable rooms include living rooms, bedrooms and kitchens but do not include rooms such as bathrooms, utility rooms, halls, landings or garages.

The extension should not cross the 45 degree line. If it does, the new extension could impact upon the outlook from or daylight to the neighbour. Application of the rule alters depending on the individual characteristics of the site and existing boundary treatment.”

The proposed development would cut across a 45-degree line from an upper-storey window on the rear elevation of no. 86 Mount Road. However, this window serves a bathroom which is not a habitable room as defined in the SPD.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that this proposal has been designed appropriately and is a much more efficient use of land than the existing situation. The proposal maximises the full potential of an underutilized site. The proposal is located within a sustainable location and will not impact the current residents of No. 84 Mount Road, nor any neighbouring properties. The proposal complies with all relevant national and local planning policies.

Over the past number of years, the surrounding area has been subject to a variety of applications which can be seen to have enjoyed a high rate of return, in the form of planning approvals. Should the Planning Authority however, raise any issue with the proposal following submission, Planning By Design would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.