



Land at 53 Hollycroft Crescent
New Dwelling
Design and Access Statement
April 2023

 Indigo Architecture

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1.0 INTRODUCTION

- 1.1 This statement has been prepared as part of a planning application for the development of a new residential dwelling and should be read in conjunction with the full set of planning drawings.

Application Site

- 1.2 The application site is in Hinckley, occupying a plot to the rear of the existing property at 53 Hollycroft Crescent. The plot dimensions average 17.8m wide by 25m deep with vehicle access to be provided down the side of the existing house and garden, achieved through the demolition of the existing garage.



Figure 1- Redlined Site Location Plan

2.0 PLANNING STATEMENT

2.1 This section provides an outline of relevant local and national policy that are considered to apply to the scheme. These points have been considered by the planning and design team and suitably addressed in the proposal brought forward under this application. It is considered that the proposed development of the site fully complies with national and local planning policy.

National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF) under which this application is submitted was published in 2021 and sets out central government policy for England and how they should be applied in developing policy and making decisions at the local level.
- 2.3 It is clear throughout the NPPF that the presumption in favour of sustainable development forms somewhat of a 'golden thread' that runs through all plan-making and decision-making to all development proposals.
- 2.4 The key identified components of sustainable development are social, economic and environmental aspects that support growth and innovation in

fostering a well-designed and safe built environment which protects and enhances our communities and our natural, built and historic environments.

- 2.5 Chapter 11 promotes an effective use of land, meeting the need for homes and other uses. Paragraph 120 identifies the use of under-utilised land and buildings where land supply is constrained and could be used more effectively.

Hinckley & Bosworth - Aligned Core Strategies

Part 1 Local Plan

- 2.6 The Aligned Core Strategies Part 1 Local Plan was adopted in 2016 and covers the area of Hinckley and Bosworth Borough
- 2.7 The site is not within a Conservation Area nor are there any specific allocations affecting the site.
- 2.8 The use of land within an existing residential area, giving access to existing statutory services and transport links place the proposal in conformity with the Planning Development Management policies.
- 2.9 The Hinckley and Bosworth "Good Design Guide" sets out some basic criteria for backland development as represented by this application:

“Habitable rooms within a rear elevation should ideally not be less than 8m from the blank side of a single storey neighbouring property, rising to 12m for a two storey property, and 15m for a three storey property. Habitable rooms within rear elevations of neighbouring properties should never be less than 21m apart.”

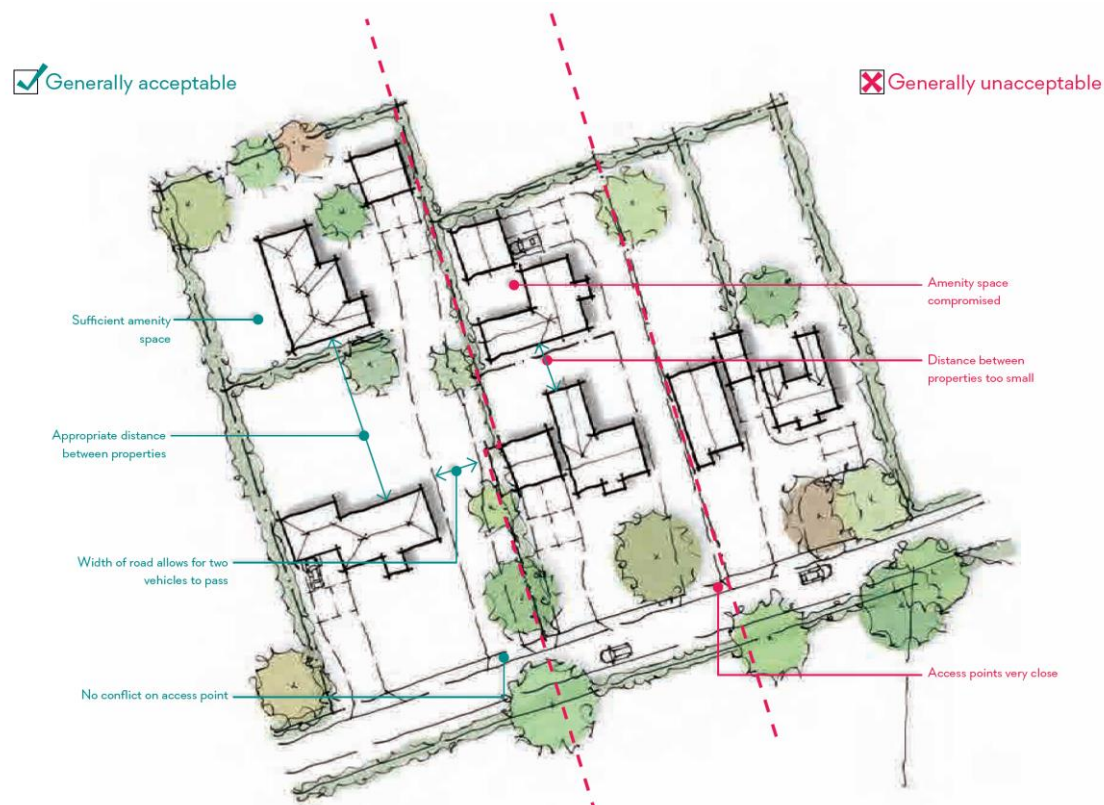


Figure 31 | Backland site: design considerations

3.0 SITE CONTEXT

- 3.1 The site is located within a primarily residential area to the North of Hinckley Centre.
- 3.2 Access is provided via a drive to be shared with the existing house at 53 Hollycroft Crescent.
- 3.3 It is proposed to demolish the existing garage to the side of the house.
- 3.4 The existing site has a generous 14.5m x 8.8m front drive, which is sufficient to provide 3 parking spaces and, with the space created through the removal of the existing garage, room for turning.
- 3.5 Site topography is a gentle slope with falling from the road to the bottom of the site.
- 3.6 There is no significant established vegetation or trees within the site boundary.
- 3.7 There is one tree which it is proposed to remove, which sits against the boundary, to the South East Corner of the site. This a sycamore of low quality. It is proposed to plant two deciduous trees of an indigenous species to compensate for the loss of this tree.
- 3.8 There is a medium to large birch tree to the South of the site in the neighbouring garden. It is proposed to locate the new house to avoid a significant impact on the root zone of this tree.
- 3.9 Other trees in the area are coniferous, and not envisaged to have any impact on the proposed location of the new house.
- 3.10 There are no adverse ground conditions, or any archaeological or ecological matters expected to provide constraint to this development proposal.
- 3.11 The Environment Agency considers the site to be a flood zone 1 with very low flood risk from fluvial sources.
- 3.12 Long term surface water modelled risk maps show very low risk from any source.

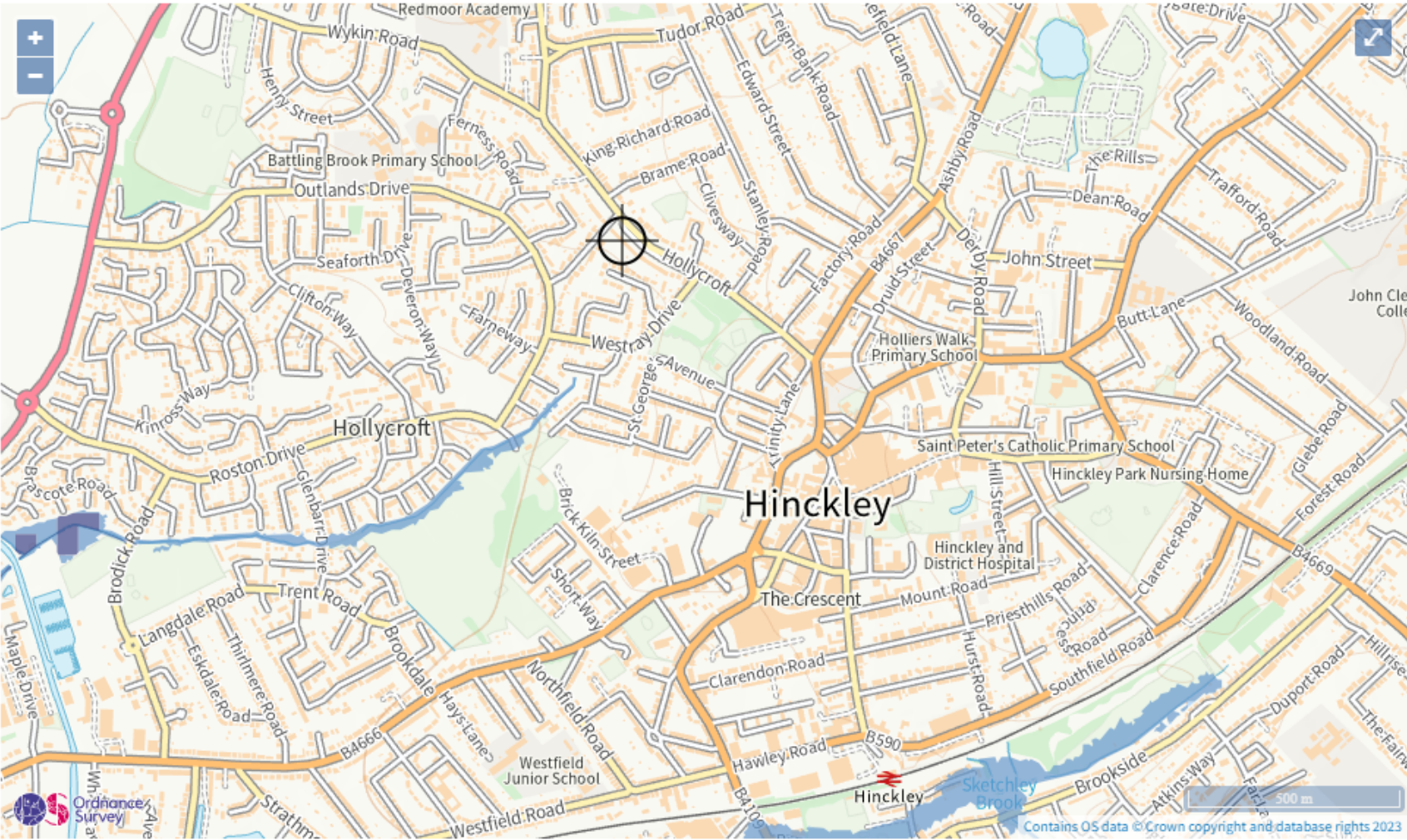
Flood risk

Extent of flooding

▼

Location

LE10 0HH



Extent of flooding from rivers or the sea

● [High](#) ● [Medium](#) ● [Low](#) ● [Very low](#) ● Location you selected



Figure 3 - Sycamore to be removed - Photo 1

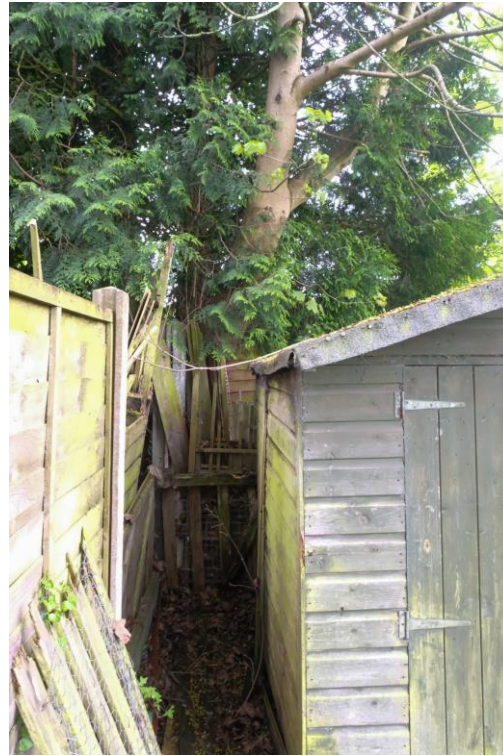


Figure 4 - Sycamore to be removed - Photo 2



Figure 5- - Sycamore to be removed - Photo 3 Shown in context



Figure 6 - Panorama from North-West - Note that image is distorted to allow view to range from NE to SW



Figure 7 - Panorama from South West - Note that image is distorted to allow view to range from SW to NE



Figure 8 - View of Front of 53 Hollycroft Cres. Showing Garage to be Demolished



Figure 93 - View to Rear of 53 Hollycroft Crescent

4.0 DESIGN PROCESS

Brief & Objectives

- 4.1 The brief is for the creation of a new standalone house of an appropriate scale for the location. This is to be achieved through the division the existing plot of 53 Hollycroft Crescent.

Design

- 4.2 The detailed design of the proposed house will be the subject of a separate Reserved Matters Application.
- 4.3 For the purposes of the Outline Application the design has been considered in terms of location, massing, orientation and access.

5.0 DEVELOPMENT PROPOSALS

- 5.1 This section outlines the description of the development for which planning permission is sought.

Use

- 5.2 The development will create an new dwelling house with 2 Nr. parking spaces.

Quantum of Development

- 5.3 The house will be between 85 and 120 square metres, with 3 to 4 bedrooms.

Site Layout

- 5.4 The site layout has been developed to create a viable curtilage for both the existing and new house. A significant consideration affecting the layout relates to vehicle access and parking, which is described further in section 6.0
- 5.5 The location for the new house takes into account the location of significant trees to the neighbouring garden, and the proximity of adjacent houses.

Scale and Massing

- 5.6 The new house is proposed as a dormer bungalow with the primary accommodation at ground level. The footprint of the floor plan is sufficiently wide to allow for some bedroom and home office accommodation to the roof space. A proposed indicative section of the house is dimensioned on drawing 0461-3-08-00.

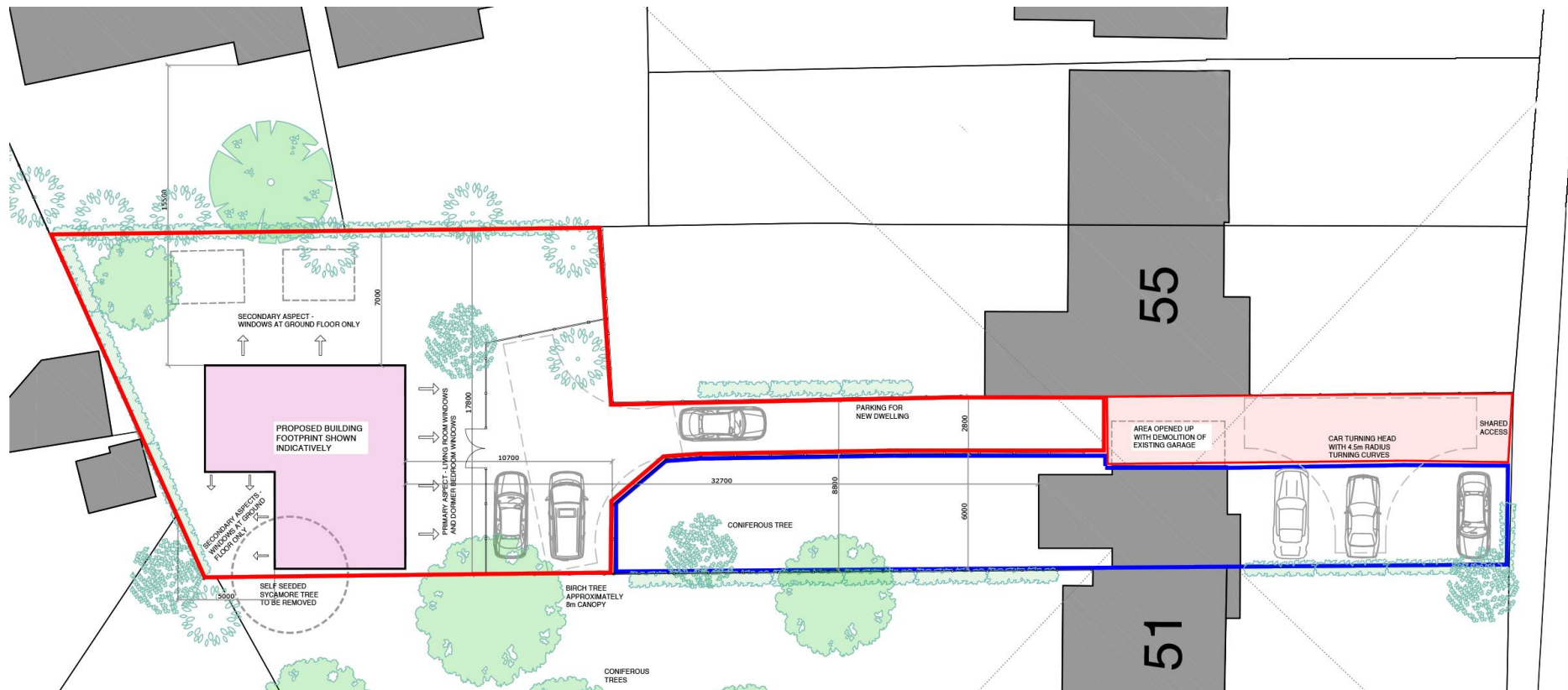
Orientation

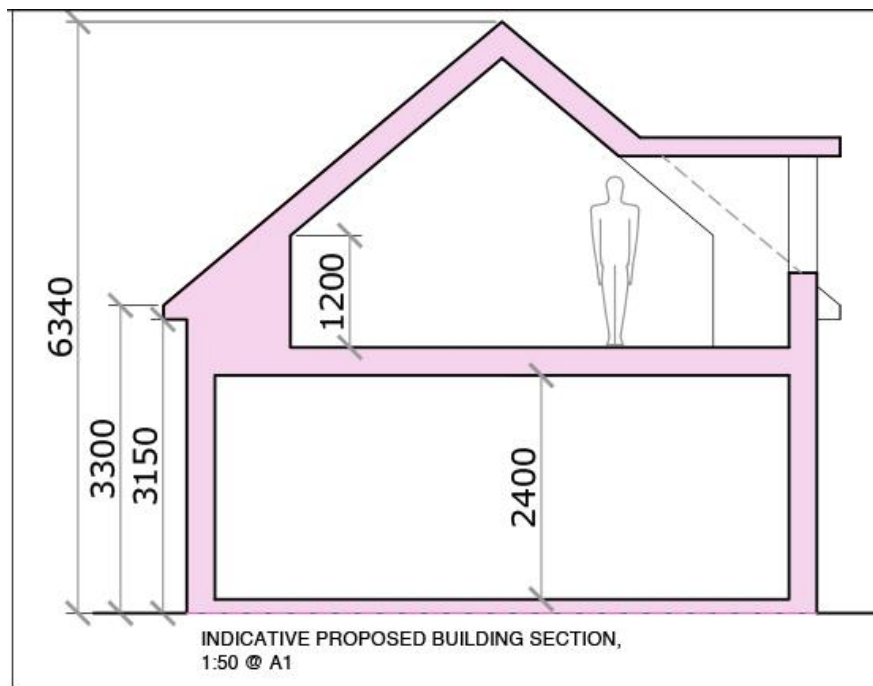
- 5.7 The dormer windows to the first floor are oriented to the East facing the existing house, maintaining a overlooking distance in excess of 30m.

5.8 The windows to the ground floor will be sized in proportion to the distance to the boundary.

Appearance

5.9 The building's outward appearance will be subject to a separate Reserved Matters Application.





6.0 ACCESS AND PARKING

- 6.1 This section outlines the arrangements for access and parking.
- 6.2 The removal of the existing garage creates an approximately 3.3m wide zone to allow vehicular access past the existing house, to the back of the garden, where the main area of the site for the new house is located.
- 6.3 There is sufficient space to the front of the house to allow for a shared portion of the drive, including an allowance for turning, and 3 parking spaces associated with the existing house.
- 6.4 Parking for the new house is provided adjacent to the location for the house.
- 6.5 The site is closely linked to public transport services and Hinckley Town centre.

7.0 ENVIRONMENTAL STANDARDS STATEMENT

7.1 This section outlines the environmental principles considered and intended in this development proposal.

Water Management

7.2 Water efficient fixtures and fittings to be installed throughout.

7.3 All hard landscaping to be permeable.

Biodiversity

7.4 The scheme will result in the loss of some lawn area, but will have a net gain in shrubs and trees.

7.5 Additional planting to be introduced where possible (details tbc)

Utilities

7.6 There are existing utility connections servicing the building therefore will be adapted provided gas, electric and water supplies.

8.0 SUMMARY OF SCHEME BENEFITS

8.1 The proposed development aligns with local planning policies and relevant national policy and supports housing development targets.

8.2 Subject to outline approval, the proposal will be developed to provide a suitable dwelling designed to blend sensitively into its surroundings without conflict to the architectural character or appearance of the surrounding area.

8.3 Subject to outline approval, the proposal will be developed to provide an environmentally sustainable building.

8.4 The extended garden area provided to 53 Hollycroft Crescent is large and beyond what is required for the current dwelling on the site.

8.5 The proposal is presented as an appropriate solution for the site and its topography and will provide a quality dwelling on a currently vacant plot.

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