Design & Access Statement

Extensions and alterations The Limes, Main Street, Cadeby, CV13 0AX.

May 2009

Introduction

This statement is submitted in support of the full planning application for the extension and alteration of The Limes, Main Street, Cadeby CV13 0AX.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

History

04/00062/FUL	Erection of conservatory	Approved	07/04/04

Policy Considerations

Local Plan Policy

The property lies beyond the settlement boundary but within the Conservation Area of Cadeby as identified in the adopted Hinckley & Bosworth Local Plan.

Policy BE1 of the adopted Local Plan provides the basis for assessing the design and siting of development and seeks to ensure a high standard of design, to secure attractive development and safeguard the existing environment.

Poilcy BE7 of the adopted Local Plan advises that in Conservation Areas the Local Planning authority will require the siting and design of new development to preserve or enhance their special character and appearance in terms of views in and out of the area and to be sympathetic to the characteristic form of the adjacent buildings.

Policy BE5 of the Local Plan aims to preserve and enhance the settings of listed buildings by appropriate control through the design of any new development.

Supplementary Planning Guidance on House Extensions requires the extension should respect the scale and character of the existing dwelling and street scene, and the ridge and eaves line must be level or lower than the ridge and eaves of the original house.

Principle

The property is located beyond, but adjacent to the settlement boundary of Cadeby and within the Conservation Area. The village has retained its historic core and contains a number of both Listed and historically important buildings.

Main Street comprises of a mix of historic and more modern infill development.

Although located beyond the settlement boundary and an example of relatively modern development in terms of the historic core, The Limes is an established and integrated feature of the village. Occupying a large and mature plot the principle of the proposal is deemed to be acceptable.

Amount & Design

The proposal will replace the single storey garage and use the existing footprint to create a two-storey extension continuing the existing roof ridge and eaves line in accordance with the SPG. All materials will be matching, with detailing reflected from the existing property.

Consideration was given to the general principles outlined in the SPG on House Extensions, however many of these apply to urban developments and are not directly applicable in this instance. The proposal will replace the architecturally “weak” existing garage element with a balanced and well proportioned extension that will create a more imposing and complementary dwelling befitting of the location, size and maturity of the plot.

The scheme meets or exceeds all the requirements for separation distances between habitable windows and parking standards.

Heritage and Conservation

The property is located in the centre of the plot approximately 25 metres from Main Street. All the boundaries benefit from mature planting including native trees that add to the quality of the street scene. In terms of the street scene and the adjacent historic buildings, the proposal is characteristic of the built form. Although relatively modern in terms of its age, the design of the existing building and proposed extension is wholly sympathetic to the Heritage and Conservation aims of the Local Plan policies.

As the proposal only involves building over the existing footprint of the garage, there will be no impact in terms of any archaeological features or historically significant remains.

Ecology

Careful consideration was given to the Ecology Trigger List given the location and quality of the local environment. A protect species survey was carried out by Curious Ecologists on Thursday 28th May 2009.
The reported concluded:

The house and garage had not been used by bats as a roost site.

The building had not been used for birds to nest, and there were no old nests on the building or in the area of garden affected by the proposals.

There were no indications of any other protected species on the site.

A full copy of the survey will be submitted separately to accompany the application.

Access

The current access arrangements will remain unchanged.

Conclusion & Justification

The Limes is a relatively modest property on a substantial and mature plot. Although there will be no increase in the footprint, the size and scale will increase, but the proposal maintains and enhances of proportions of the original design.

Set back from Main Street the views into the site will remain largely unchanged and relatively limited. Within the local context and when viewed from the existing access, the proposal will strengthen the subtle presence of the property within the street scene.

The proposal either meets or exceeds all relevant Local Plan policy requirements. It represents an integrated and sensitive residential extension that complements the Cadeby Conservation Area and safeguards the setting of both Listed and locally important historic buildings. The application is submitted on this basis and is recommended for officer support and subsequent approval.