Proposed Development, Sherwood, Nutts Lane, Hinckley
Design and Access Statement.

Existing Situation.

- The existing dwelling in front of the application site is a 1970's style house.
- The site is in a developed area and is bounded by dwellings and their associated gardens to the sides and rear.
- The site falls outside of the settlement boundary for Hinckley as defined in the Local Plan.
- Nutts Lane also serves a number of industrial and commercial developments of varying sizes although the side which the house sits on is predominately residential.
- There are a number of existing garage buildings on the site.
- The site has been subject to a number of applications. These include the following:-
- **85/01119/4.** Change of use from workshop and garages to granny annexe. **Approved.** (Seemingly never implemented).
- **89/01222/4.** Siting of two dwelling houses to the rear of property outline. **Refused.**
- **07/00712/COU.** Change of use from residential to part residential and part storage of motor homes (Maximum 4 vehicles). **Approved.**
- **10/00904/CONDIT.** Removal of condition No. 5 planning permission 07/00712/COU relating to the restriction of use to the applicant. **Approved.**
- Immediately adjacent to the application site there is a large 2 storey squash court which has been constructed to the rear of the neighbouring property.
- There was an application for the erection of dwellings on a former commercial site at the former Greyhound Stadium on Nutts Lane. This was approved by the planning committee under application REF: **09/01007/FUL.**
- The former Greyhound Stadium site is also outside of the settlement boundary as identified in the Local Plan.
- There were 2 properties built in the rear garden of the dwelling at Roman Way, Nutts Lane. The 2 dwellings were approved Under Planning permissions 05/00185/FUL and 05/00098/FUL.
- There is an existing hard bound surfaced access to the site which is used by the owners to convey large American motorhomes to the site for storage.
- This access also serves the existing dwelling and its associated garages.
- There are various outbuildings to the rear of the application site which are accessed from A5 Watling Street. It would appear that the buildings can also be accessed from one of the properties on Nutts Lane. This property was a bungalow but has been largely extended and altered around 2-3 years ago to form a 2 storey dwelling.

Proposals.

- This statement is to accompany an outline application for the change of use of the land, access to and siting of a dwelling.
- The land is currently used for the storage of American style motorhomes as approved under the application listed above.
- The original planning approval tied the site to the applicant and suggested that the permission would cease upon the applicants departure from the site.
- The recent planning permission removed this condition which means that the client could sell the business with the use as a going concern.
- The area identified on the submitted plan was the area identified in the successful 2007 application and was the area deemed to have been granted a change of use to a commercial use class.
- The existing use class would mean that this is a brownfield site. Development on Brownfield sites is encouraged under PPG3.
- By virtue of the previous statement the site cannot be considered as “garden grabbing”.
- The new dwelling has been sited so that it sits within the area previously granted a commercial use class.
- The areas that retain a residential use class including those that are occupied by garages will remain as garden areas.
- The existing access will be retained and used for this new dwelling and the existing dwelling. The pedestrian visibility splays will be improved in both directions.
- The existing driveway will be relocated to be further away from both the boundary and the existing house. The windows on the existing dwelling to the front of the site that face the existing driveway will be altered/removed to reduce the impact of the new access on the existing dwelling.

Conclusions.

- The site is outside of the settlement boundary for Hinckley. However, with the recent development at the Greyhound Stadium site, there has been a precedent set for residential development on former commercial premises in this area. The development at Roman Way also shows that permission has been granted for dwellings in gardens although this site has a larger road frontage than the one in this application.
- Since the removal of the condition linking the use of the site for commercial purposes to the applicant, the commercial use of the site has been further reinforced as the business could now be sold to a 3rd party.
- The alterations to the existing house at the front of the site will reduce any impact from traffic passing the property. This will be an improvement on the existing situation.
- The proposal is in keeping with the pattern of development around the site.
- The use of the access for an additional dwelling should actually reduce the amount of traffic relative to the existing use and certainly the size of vehicle using the access should reduce significantly compared to the large American style motor homes that are currently using the access to the storage area.
- Last year the government moved to prevent “garden grabbing”. The practice of developing on rear gardens was made more difficult by the introduction of policies which reclassified gardens as greenfield rather than brownfield sites. The site in this application is a brownfield site by virtue of its existing and on-going commercial use. The areas that retain a residential use class will remain as gardens to the respective dwellings.