Design & Access Statement

for

Conversion of Existing Garage and Workshop to form a new Dwelling

at

Whittington Edge, Markfield Road, Ratby, LE6 0LU

October 2026

CONTENTS

1.0 Introduction
1.1 Application Type
1.2 Background

2.0 Assessment
2.1 Physical Context
2.2 Social and Economic Context
2.3 Planning History / Involvement
2.4 Planning Policy

3.0 Design
3.1 Use
3.2 Amount and Scale
3.3 Layout
3.4 Landscaping
3.5 Appearance

4.0 Access
4.1 Existing Access
4.2 Proposed Access

5.0 Conclusion
5.1 Conclusion

1.0 Introduction

1.1 Application Type

This design and access statement has been prepared in support of a full planning application for the conversion of the existing garage and workshop at Whittington Edge to form a separate dwelling, including small extensions, alterations to existing openings and the formation of new openings. Consideration has been given to the use and amount of development, access, layout, scale, landscaping and appearance.

The purpose of this design and access statement is to demonstrate how an analysis of the site and its setting, design principles and concepts along with an examination of relevant planning policy and advice have been applied to the proposed development.

This statement should be read in conjunction with the planning application form and associated drawings

1.2 Background

The applicant's objective is to bring the existing garage and workshop at Whittington Edge back into beneficial use as a separate dwelling. Planning permission has previously been granted ref. 22/00118/FUL for the conversion of one other building on the site as holiday let accommodation, together with a new vehicular access off Markfield Road. This application seeks to provide a separate dwelling within the site.

The proposal seeks to:

- *Re-use the existing garage and workshop, which is no longer required for their original purpose*
- *Retain the existing external finishes, with small extensions proportionate to the original building*
- *Alter existing openings and form new openings to provide light and ventilation to the habitable rooms*
- *Make use of the new vehicular access approved under separate planning approval.*

2.0 Assessment

2.1 Physical Context

Whittington Edge is located on Markfield Road, Ratby, in a rural setting on the northern side of the M1 motorway. The site comprises the main house, which has been renovated to a high standard in accordance with a previous planning approval, together with a number of outbuildings, stables, a manège and grazing land.

A belt of mature vegetation runs around the full perimeter of the site, screening it from the roads on either side. The only nearby buildings are those of Whittington Rough Farm to the south, which comprise an agricultural barn and stables.

2.2 Social and Economic Context

The proposal makes efficient use of an existing building that is no longer required for its original purpose, providing an additional home without the need for a new building in the countryside. The construction works will support local trades and suppliers, and the future occupiers will help to support the services and facilities of Ratby and the surrounding villages.

The re-use of redundant and disused buildings in the countryside is supported by both national and local planning policy where the proposal enhances the immediate setting of the building, as this proposal will.

The character and appearance of the countryside should be protected from unsympathetic development so that it can be enjoyed by all. The building is well screened by the existing vegetation around the site and is not prominent in views from the adjacent public roads.

The proposed building will be screened from the main house by planting and fencing, and the layout of the proposed dwelling has been arranged to protect the privacy and amenity of both the occupiers of the main house and the future occupiers of the new dwelling.

2.3 Planning History / Involvement

Planning application 22/00118/FUL was approved for the Conversion of existing triple garages to two bedroom holiday let accommodation with a new property access in exchange for closing the existing field access. Provide new access for stables, menage and staff accommodation in replacement of existing field access.

The renovation of the main house was carried out in accordance with a previous planning approval 16/00759/HOU

2.4 Planning Policy

During this design process careful consideration has been given to relevant policies to ensure that the proposals comply with local and national planning legislation. Special attention has been given to the following policies:

National Planning Policy Framework (August 2026)

Policy HO11 – Isolated homes in the countryside
Development proposals for isolated homes in the countryside should only be supported where one or more of the following circumstances apply:

c. The development would reuse a redundant or disused building and enhance its immediate setting…

Policy DP1 – Achieving well-designed places
Development proposals should be well designed, creating places and buildings which are beautiful, sympathetic to local character and history, and which support people's health and wellbeing.

Policy TR2 – Parking
Development should provide appropriate parking taking into account the accessibility of the site, the type, nature and mix of the proposed uses and the availability and use of public transport.

Hinckley & Bosworth Site Allocations and DM Policies DPD (2016)

DM4 Safeguarding the Countryside and Settlement Separation
To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting;

i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside;

ii) It does not undermine the physical and perceived separation and open character between settlements;

iii) It does not create or exacerbate ribbon development.

DM15 Redundant Rural Buildings
Proposed development outside the settlement boundary for the re-use and/or adaptation of redundant or disused rural buildings will be supported where:

a) The applicant demonstrates the building is no longer viable in its current use;

b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration;

c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage;

d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and

DM12: Heritage Assets.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

DM10 Development and Design
Developments will be permitted provided they meet the following requirements:
a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

DM17 Highways and Transportation and DM18 Vehicle Parking Standards
These policies require development to provide safe access to the highway network without a severe impact on highway safety, and to provide an appropriate level of off-street parking.

3.0 Design

3.1 Use

The proposal is for the conversion of the existing garage and workshop to form a separate 3 bedroom dwelling (Use Class C3). The building is no longer required as a garage and workshop, the main house having alternative garaging provided as part of its recent renovation.

3.2 Amount and Scale

The proposal makes use of the existing building, with only small extensions that are proportionate to the size, scale, mass and footprint of the original building and are situated within its curtilage. The scale and proportions of the converted building remain modest and subservient to the main house, allowing it to sit comfortably in its location without overpowering its surroundings.

3.3 Layout

The proposed dwelling occupies the footprint of the existing garage and workshop, together with the small extensions. Existing openings have been altered and new openings formed to suit the internal layout, positioned to avoid overlooking of the main house. A separate garden and parking area will be provided for the new dwelling.

Please see submitted drawings which accompany the application for detailed internal layouts.

3.4 Landscaping

External works will be limited to hard landscaping to form the driveway and parking area served by the previously approved access, together with paths and a private garden area for the new dwelling. The existing vegetation around the perimeter of the site will be retained, maintaining the screening of the site from the surrounding roads.

As the proposal re-uses the existing structure, only limited excavation will be required to form the foundations of the small extensions.

Biodiversity Net Gain does not apply due to de minimis exemption.

3.5 Appearance

Careful attention has been paid to the existing building and its surroundings. The existing external finishes of the garage and workshop will be retained, with the small extensions and new openings finished to match, so that the converted building keeps its existing form and character and sits comfortably alongside the main house and other buildings on the site.

4.0 Access

4.1 Existing Access

Planning approval has already been granted under application 22/00118/FUL for a new vehicular access off Markfield Road, positioned between the existing driveway entrance to the main house and the existing field access, and designed to meet the requirements of the Local Highway Authority.

4.2 Proposed Access

The new dwelling will be served by this approved access, with a driveway running along the edge of the existing field to a parking area adjacent to the building. 3 off-street parking spaces will be provided for the new dwelling. No alterations to the approved access are required as part of this proposal.

5.0 Conclusion

5.1 Conclusion

As demonstrated within this document, the proposal re-uses an existing garage and workshop that are no longer required for their original purpose, retaining the existing external finishes and limiting the extensions to a scale proportionate to the original building.

The proposal will enhance the immediate setting of the building, will not harm the character and appearance of the countryside, and will protect the amenity of the occupiers of the main house. As such the proposed development accords with all relevant Policies

The proposal makes efficient use of an existing building to provide a new home, without the need for new built development in the open countryside.