

Planning Statement

Proposal: Demolition of existing dwelling and garage and erection of replacement dwelling and garage, together with the construction of a swimming pool and ancillary outbuilding.

Site: 17 Ormes Lane, Ratcliffe Culey, CV9 3PB

Date: March 2026

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1 INTRODUCTION

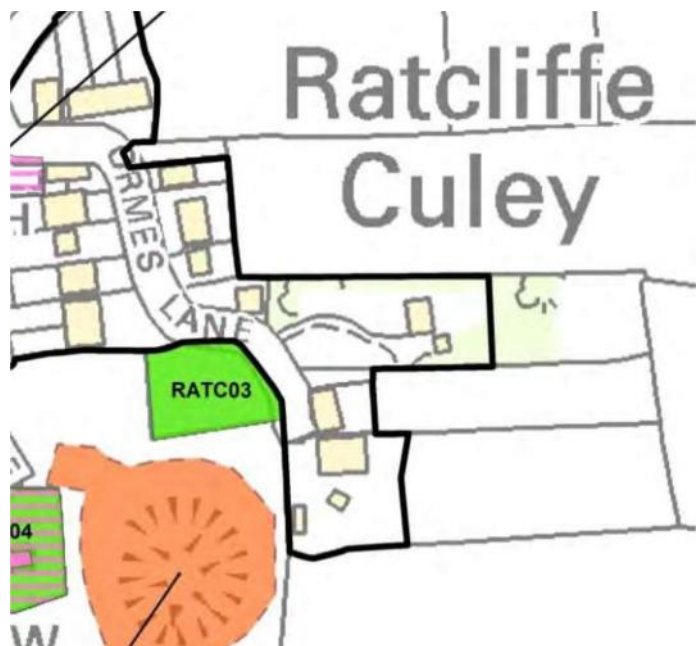
- 1.1 This planning statement is submitted in support of the application made for detailed planning permission for the demolition of an existing dwelling and garage and the erection of a replacement dwelling and garage, together with the construction of a swimming pool and ancillary outbuilding within the garden at 17 Ormes Lane, Ratcliffe Culey.
- 1.2 The following paragraphs in this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 SITE AND SURROUNDING AREA

- 2.1 The application site relates to an existing two storey, four bedroom dwelling, a detached two bay garage and substantial residential curtilage situated on the eastern side of Ormes Lane within the settlement of Ratcliffe Culey. The aerial image below identifies the site as land edged red.



- 2.2 The existing dwelling and a large part of its established residential curtilage fall within the defined settlement boundary as shown in the adopted Site Allocations and Development Management Policies DPD (SADMP). An extract copy of the settlement boundary plan is provided below.



- 2.3 The plot measures some 150m in length and 36.5m wide and equates to approximately 0.5Ha. The existing dwelling is accessed from a long driveway extending from Ormes Lane which meanders through a substantial landscaped frontage garden. The existing property is set back from the roadside of

Ormes Lane by more than 50m. The access currently has stone piers to either side of the driveway. The boundaries of the site are heavily landscaped with mature trees and hedgerows which effectively contain and screen the plot.

- 2.4 The existing accommodation is set over two floors. There is an overhanging tiled canopy roof to the front elevation with supporting brick columns and a feature bay window. The property is constructed from buff facing brick with red interlocking clay tiles to the roof. Adjacent to the dwelling is a detached double bay garage.



- 2.5 There are neighbouring residential properties located to the south, west and north-west of the site. A public park/play area is located opposite the site frontage and agricultural land extends beyond the site boundaries to the north and east.

- 2.6 The site is not located within a designated Conservation Area nor does it relate to a designated or non designated heritage asset. The nearest heritage assets are the Moat and Fish Ponds Scheduled Ancient Monument and the Grade II* Church of All Saints each located on the opposite side of Ormes Lane to the south west of the site.

- 2.7 There is a public footpath route and bridleway located beyond the northern and eastern boundaries of the site. The location of the PROW is shown by the blue line on the image below.

- 2.8 The site area is below 1Ha and is within a Flood Zone 1 as identified on the Environment Agency's flood maps for planning with a low likelihood of surface water flooding to a small section of the front garden in the 1 in 100 and 1 in 1000 year scenarios. There is no surface water risk identified for the site in the



- ### 3 RELEVANT PLANNING HISTORY

4 DESCRIPTION OF THE PROPOSAL

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- Site plan showing the proposed school building, parking lot, and surrounding landscape. The plan includes a central building with a large central hall and several smaller rooms. A parking lot is located to the left of the building. The site is surrounded by trees and landscaping. A legend at the bottom right identifies the building components and their areas.
- | NO. | DESCRIPTION | AREA (SQ. FT.) | TOTAL |
|-----|------------------------------|----------------|--------|
| 101 | PROPOSED SCHOOL BUILDING | 10,000 | 10,000 |
| 102 | PROPOSED PARKING LOT | 1,500 | 1,500 |
| 103 | PROPOSED LANDSCAPING | 1,500 | 1,500 |
| 104 | PROPOSED DRIVEWAY | 1,000 | 1,000 |
| 105 | PROPOSED FENCE | 1,000 | 1,000 |
| 106 | PROPOSED UTILITY BUILDING | 1,000 | 1,000 |
| 107 | PROPOSED GROUND COVER | 1,000 | 1,000 |
| 108 | PROPOSED WALKWAY | 1,000 | 1,000 |
| 109 | PROPOSED PLAYGROUND | 1,000 | 1,000 |
| 110 | PROPOSED SPORTS FIELD | 1,000 | 1,000 |
| 111 | PROPOSED STORAGE BUILDING | 1,000 | 1,000 |
| 112 | PROPOSED OFFICE BUILDING | 1,000 | 1,000 |
| 113 | PROPOSED LABORATORY BUILDING | 1,000 | 1,000 |
| 114 | PROPOSED ART BUILDING | 1,000 | 1,000 |
| 115 | PROPOSED MUSIC BUILDING | 1,000 | 1,000 |
| 116 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 117 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 118 | PROPOSED NURSERY | 1,000 | 1,000 |
| 119 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 120 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 121 | PROPOSED OFFICE | 1,000 | 1,000 |
| 122 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 123 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 124 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 125 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 126 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 127 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 128 | PROPOSED NURSERY | 1,000 | 1,000 |
| 129 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 130 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 131 | PROPOSED OFFICE | 1,000 | 1,000 |
| 132 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 133 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 134 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 135 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 136 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 137 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 138 | PROPOSED NURSERY | 1,000 | 1,000 |
| 139 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 140 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 141 | PROPOSED OFFICE | 1,000 | 1,000 |
| 142 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 143 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 144 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 145 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 146 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 147 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 148 | PROPOSED NURSERY | 1,000 | 1,000 |
| 149 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 150 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 151 | PROPOSED OFFICE | 1,000 | 1,000 |
| 152 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 153 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 154 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 155 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 156 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 157 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 158 | PROPOSED NURSERY | 1,000 | 1,000 |
| 159 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 160 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 161 | PROPOSED OFFICE | 1,000 | 1,000 |
| 162 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 163 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 164 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 165 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 166 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 167 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 168 | PROPOSED NURSERY | 1,000 | 1,000 |
| 169 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 170 | PROPOSED RESTROOM | 1,000 | 1,000 |
| 171 | PROPOSED OFFICE | 1,000 | 1,000 |
| 172 | PROPOSED CLASSROOM | 1,000 | 1,000 |
| 173 | PROPOSED LABORATORY | 1,000 | 1,000 |
| 174 | PROPOSED ART ROOM | 1,000 | 1,000 |
| 175 | PROPOSED MUSIC ROOM | 1,000 | 1,000 |
| 176 | PROPOSED GYMNASIUM | 1,000 | 1,000 |
| 177 | PROPOSED CAFETERIA | 1,000 | 1,000 |
| 178 | PROPOSED NURSERY | 1,000 | 1,000 |
| 179 | PROPOSED HALLWAY | 1,000 | 1,000 |
| 180 | PROPOSED RESTROOM | | |

4.2 The new dwelling is situated over the footprint of the existing dwelling to retain the existing positioning of development within the plot, the long driveway and large landscaped frontage garden. At 90° to the dwelling is a proposed new triple bay garage with external stairs and a home office within the roof space above. Within the rear garden an outdoor swimming pool (measuring 7m x 4m) and a detached single storey ancillary garden room and covered dining area are proposed. Toward the very top of the garden are two rows of freestanding solar panels.

4.3 The new dwelling provides accommodation over three floors with the second floor accommodation within the roof space. It is designed with a traditional rural front façade with twin feature gables, central full height glazed, oak framed entranceway, brick chimney stacks, brick plinth, cill and lintel detailing and some feature timber cladding to the single storey utility/boot room and plant rooms of the property.



Whilst still rural in character the rear elevation is more contemporary with full height glazing set with oak frames to both of the feature gables and their apex to maximise views over the garden and light intake, capturing views of the sky and rural landscape.



The proposed triple garage has a particularly rural character and appearance with a horizontal timber clad external finish and stairs. The ancillary outbuilding/garden room is designed to complement the proposed main dwelling with an oak frame to the covered eating area.



- 4.4 To the site entrance new gates are proposed which are set back from Ormes Lane with brick piers and walls proposed to either side. The proposals seek to increase the driveway width within the site to enable access for emergency services vehicles to enter and exit the site in a forward gear. Car parking and turning space is proposed to the front of the dwelling and new triple garage.
- 4.5 The application seeks to retain the mature landscaped setting and character of the plot. To this end, the dense and mature landscaped boundaries are to be retained and the built form has been set away from the boundaries to avoid existing planting. Within the landscaped front garden additional tree planting is proposed to line the driveway leading to the house.

5 PLANNING POLICY CONTEXT

- 5.1 The development plan relevant to the determination of the application is comprised of the Hinckley and Bosworth Core Strategy 2009, and the Site Allocations and Development Management Policies DPD 2016. The NPPF is also a material planning consideration for decision making.

Core strategy 2009

- 5.2 The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.
- Policy 13: Rural Hamlets

Site Allocations and Development Management Policies DPD 2016

- 5.3
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM2: Delivering Renewable Energy and Low Carbon Development
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards

Supplementary Planning Documents:

- 5.4
- The Good Design Guide SPD

Neighbourhood Planning

Ratcliffe Culey falls within the Parish of Witherley. Results of the Witherley Neighbourhood Plan Referendum held on Thursday 4 May 2023 returned a majority of 'no' votes to the Neighbourhood Plan and so there is therefore no 'made' Neighbourhood Plan relevant to Ratcliffe Culey.

Local Plan Review

Hinckley & Bosworth Borough Council are in the process of preparing a New Local Plan which will guide the type, amount and location of development in the Borough up to 2045. This will replace the

existing planning framework comprising the Core Strategy (2009), Site Allocations and Development Management Policies DPD (2016), and the Hinckley Town Centre (2011) and Earl Shilton and Barwell (2014) Area Action Plans. Consultation on the Regulation 18 Local Plan Review took place in October and November 2025. As the Local Plan Review is still being prepared and is yet to be submitted for Examination, this document carries very limited weight at this stage.

5.7 Other material planning considerations

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

6 **POLICY ASSESSMENT**

6.1 The main issues for consideration relate to:

- Principle of Development
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon highway
- Ecology and Biodiversity
- Drainage and Flood Risk

6.2 Principle of Development

6.2.1 The NPPF does not alter the statutory status of the development plan as the starting point for decision making. Paragraph 2 of the National Planning Policy Framework (NPPF) states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Paragraph 12 states: the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

6.2.2 The development plan in this instance consists of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016).

6.2.3 The site is located within a sustainable rural location and relates to an existing residential plot. As highlighted at paragraph 2.2 of this statement, the existing dwelling and a large proportion of its established residential curtilage fall within the defined settlement boundary of Ratcliffe Culey as defined in the adopted SADMP.

- 6.2.4 The principle of development for the erection of a replacement dwelling within a defined settlement boundary is acceptable as a matter of principle. Whilst the settlement boundary intersects part way through the established residential curtilage of the plot, the existing dwelling and the proposed replacement are both positioned within the settlement boundary, as are the proposed outdoor swimming pool and triple garage.
- 6.2.5 The existing property benefits from its full permitted development rights which would allow the existing dwelling to be extended and enlarged in a variety of ways while also allowing for the erection of additional ancillary outbuildings in what is a substantial residential curtilage. The erection of ancillary outbuildings can take place within the established residential curtilage without the need for planning permission regardless of whether or not the plot is located within the settlement boundary or is washed over by countryside.
- 6.2.6 Subject to other development control matters relating to design, impact on the character of the area, residential amenity, highways, landscaping and drainage the principle of development is acceptable and does not cause conflict with the adopted development plan.
- 6.3 [Design and impact on the character of the area](#)
- 6.3.1 Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 6.3.2 The Council's Good Design Guide SPD sets out the process to be followed to ensure good quality design for new residential development. The Good Design Guide references matters such as scale, mass, roof form, separation distances, amenity space, density and access.
- 6.3.3 Paragraph 131 of the Framework advises 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.
- 6.3.4 Amongst other things, Paragraph 135 of the Framework sets out planning decisions should ensure developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (including increased densities); and

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

6.3.5 In terms of siting, like the existing property the new replacement is positioned well within the site, away from Ormes Lane and remains set within a mature landscaped garden. The new property is located on the site of the existing dwelling with the new ancillary outbuildings and outdoor swimming pool concentrated together as a group within the middle of the site. The development remains within the established previously developed boundaries of the existing residential plot and does not therefore cause any countryside incursion or encroachment; and the existing settlement pattern is retained.

6.3.6 It is acknowledged that in terms of overall volume, height and scale the replacement dwelling will be larger than the existing one it seeks to replace. However, given the scale of the plot at 0.5Ha and its landscaped context, it is considered the site can easily absorb the larger property and this would make a more effective use of the size of the plot.

6.3.7 As referenced earlier in this statement the existing property benefits from its full permitted development rights which would allow the existing dwelling to be extended and enlarged in a variety of ways without the need for planning permission, as well as, for the formation of an outdoor swimming pool and additional ancillary outbuilding within the residential curtilage. However, it is submitted a higher design quality can be achieved through a more cohesive re-designed replacement rather than being stifled by permitted development options.

6.3.8 There is no clear defined character or local distinctiveness in terms of age, style, form and design of dwellings within the vicinity of the site and so, there is no predominant architectural style that needs to influence the design of the proposal. Whilst inoffensive, the existing dwelling is unremarkable in its architectural design and character and as advised at paragraph 135 of Framework planning decisions should not prevent or discourage change.

6.3.9 The architectural design approach is of a traditional rural character and materials pallet while successfully marrying with some contemporary full height glazing to the rear to maximise light input and views over the garden.

6.3.10 With its substantial curtilage, front and rear gardens, well-established and heavily landscaped boundaries the site has a concealed setting. Setting the built form away from the site boundaries ensures the densely landscaped boundaries and concealed nature of the site is retained. Whilst there is a PROW to the north and east, and the new dwelling would be larger and higher than the

existing, the position of the dwelling and its landscaping will mean the property would only be partially visible and would still be observed from distance.

6.3.11 The freestanding solar panels are situated at the top of the mature garden. Given the low level of these features they would not be visible from outside of the site. The benefit of their inclusion with the development is that the property will have access to renewable sources of energy and this is a benefit not just for the short term but over the lifetime of the development and in terms of climate change objectives.

6.3.12 It is concluded the proposal meets with the objectives of Policy DM10 of the SADMP, the principles set out in the Good Design Guide SPD, and the Framework.

6.4 [Residential amenity](#)

6.4.1 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings and that the amenity of the future occupiers of proposed development would not be adversely affected by activities in the vicinity of the site.

6.4.2 The Good Design Guide SPD provides guidance upon how to design an appropriate new residential development. This includes minimum separation distances between dwellings and a general guideline for garden sizes of 7.0m minimum length and size of 60sqm for a 2 bed house, and 80sqm for a 3 bed house.

- The site is located within a residential area and replaces an existing dwelling – the use is therefore compatible with the existing and surrounding land uses.
- The scale of the plot far exceeds the guideline for garden sizes.
- The orientation and layout of the plot means there is no concern for direct facing front to front or back to back windows. The only upper floor side facing window on the south elevation is a roof light window to prevent overlooking of the garden of the neighbouring property to the south. There are no neighbouring properties to the north. The layout of the development ensures privacy and prevents overshadowing.

6.4.3 For the above reasons, it is concluded that the proposal would deliver a high quality living environment for future occupiers while ensuring a high quality living environment is maintained for existing neighbours. The proposal meets the objectives of Policy DM10 of the adopted SADMP and Good Design Guide SPD in respect of residential amenity.

6.5 [Heritage Assets](#)

6.5.1 The site is not located within a designated Conservation Area nor does it relate to a designated or non designated heritage asset. The nearest heritage assets are the Moat and Fish Ponds Scheduled Ancient Monument and the Grade II* Church of All Saints each located on the opposite side of Ormes Lane to the south west of the site.

6.5.2 Given the proposed siting of the property set well within the plot and away from Ormes Lane, the development would not encroach toward or impact nearby heritage assets.

6.6 [Highway Safety and Access](#)

6.6.1 Para 116 of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.6.2 Policy DM17 of the adopted SADMP supports development that would seek to maximise the use of sustainable transport modes to access services and facilities, be located where the need to travel can be minimised and would not result in any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of parking provision.

- The site is located within the settlement boundary of a rural hamlet and seeks to replace an existing dwelling. There is no increase in the number of properties from what currently exists.
- The proposed scheme is not considered to result in any significant adverse impacts on the highway network and utilises an existing point of access. Improvements have been made to the internal driveway to aid access for emergency vehicles in accordance with current Building Regulation requirements and this has been demonstrated with the submitted tracking and SWEPT path analysis plan.
- Ample on plot car parking and turning space is provided within the site.

In terms of access composition, layout and quantum of development, the proposal would not have an adverse effect on highway safety or the free flow of the road network. The proposed scheme is considered to be acceptable and in accordance with Policies DM17 and DM18 of the adopted SADMP.

6.7 [Ecology and biodiversity](#)

6.7.1 Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

6.7.2 As the application requires the demolition of existing buildings the site has been surveyed for the presence of bats and birds and a copy has been provided with the application submission.

6.7.3 There was no evidence of bats using the dwelling as a place of shelter. There are roosting opportunities in the building under the ridge tiles, under the timber shingles of the front elevation dormer and under the southern elevation gable verge. Three emergence surveys are required to determine if bats are using the building as place of shelter in the potential roosting opportunities. These have been scheduled and the results will be provided in due course. The demolition of the dwelling will not affect nesting birds.

6.7.4 With reference to mandatory BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

- Self-build and custom build applications

An exemption applies to this type of development when it meets all the following conditions:

- consists of no more than 9 dwellings
- on a site that has an area no larger than 0.5 hectares
- consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

The application is for a replacement dwelling within an established residential plot. It is for a single dwelling and it is a self build development for the applicants, delivering their new family home. The site equates to 0.5Ha. It is considered the above exemption applies.

- Permitted development and householder development

The application relates to an existing residential plot which benefits from its full permitted development rights. The laying of new hardstanding, installation of an outdoor swimming pool and erection of new ancillary outbuildings within the curtilage of an existing dwelling is development which can be undertaken utilising permitted development rights or if planning permission is required as householder development.

6.8 Drainage

6.8.1 Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

6.8.2 The site is located within a Flood Zone 1 on the Environment Agency's Flood Risk Maps for planning with a low probability of flooding. The site area is also below 1 Hectare and so no FRA is required. The application site relates to an existing residential property. There are no flood risk or drainage reasons to prevent the development.

6.9 [Waste and Bin Collection](#)

The position of a bin and recycling store is identified on the site plan provided with the application submission. This is an existing residential plot and so waste is already collected from the site.

7 **OVERALL CONCLUSIONS**

For the reasons already set out in this statement, the proposed development is considered to be acceptable on its own merits and in compliance with the development plan and Framework when read as a whole. No adverse impacts or technical reasons have been identified to prevent the development from proceeding.

The proposed development is therefore considered to be in accordance with Policy 13 of the Core Strategy, Policies DM1, DM10, DM7, DM10, DM17 and DM18 of the Site Allocations and Development Management Policies DPD, the Good Design Guide SPD and the overarching principles of the NPPF.

The presumption in favour of sustainable development applies and planning permission should be supported without delay.