

Jennifer Wallis Planning Limited

**Proposed dwelling with detached garage
and creation of new access
(Resubmission 22/01071/FUL) (Self Build)**

Appeal Statement

July 2024

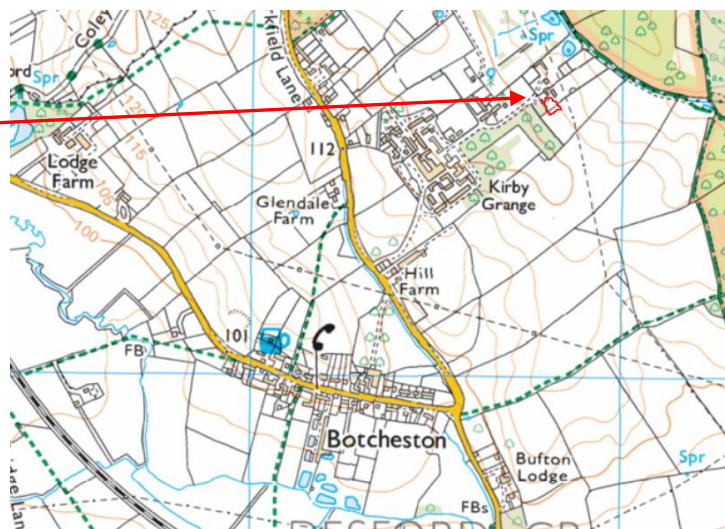
1.0 Introduction

- 1.1 This Appeal Statement has been prepared on behalf of Mr & Mrs Gagin by Jennifer Wallis Planning Ltd in support of a new detached dwelling and double garage at Land North East of The Hovel, Spinney Drive, Botcheston.
- 1.2 This Statement relates to the Planning Appeal as lodged with the Planning Inspectorate in respect of the refusal of planning permission on the 1st February 2024 for a Proposed dwelling with detached garage and creation of new access (Resubmission 22/01071/FUL) (Self Build). It describes, firstly, the appeal site and the surrounding area, and then goes on to examine the relevant planning history of the site, the detailed planning application submitted and the subsequent refusal of permission. The statement goes on to set out the planning policy considerations, provide commentary on reasons for refusal and other material considerations prior to conclusions being drawn.

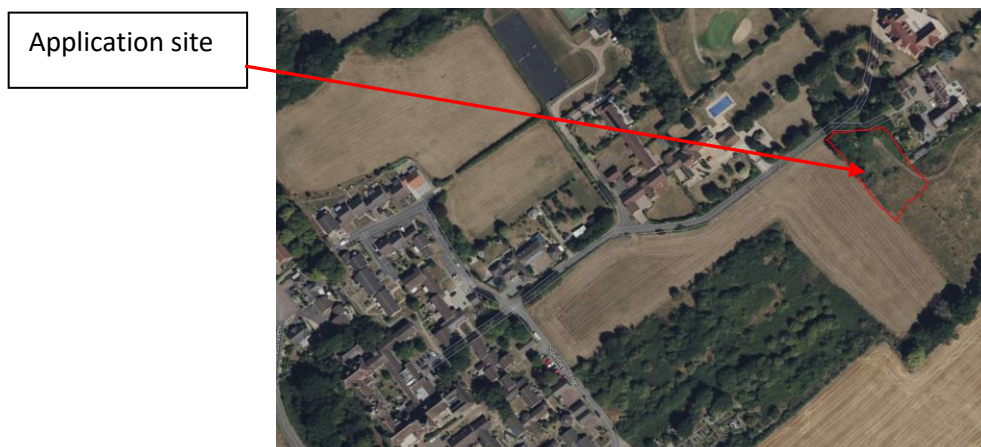
2.0 The Appeal Site and Surroundings

- 2.1 The site lies to the north east of Botcheston, to the east end of Spinney Drive in close proximity to Kirby Grange retirement village. There are residential properties to the north of the site and to the west on Spinney Drive and Polebrook Mews. The site lies in the open countryside to the north east of the defined settlement boundary for Botcheston, however, there are a number of residential properties in close proximity to the site.
- 2.2 Vehicular access to the site is from Spinney Drive to the north west of the site.
- 2.3 The site is currently undeveloped land which is predominantly grass with a number of trees close to the boundary.
- 2.4 Site location plans and aerial photographs;

Application site



Aerial Photograph showing the site in context with surrounding properties



3.0 Relevant Planning History

Application site

- 3.1 22/01071/FUL – Proposed dwelling bungalow with detached garage and creation of new access – Refused 18.07.23

Adjacent site

- 3.2 21/00887/FUL - One dwelling with detached garage and creation of new access – Approved 07.06.22

4.0 The Application submission and determination

- 4.1 A planning application that forms the subject of this appeal, was submitted to the Council for consideration on the 8th December 2023. The application was supported by the following plans, details and documentation:

- Application forms and certificates
- Plans and drawings;
 - Location Plan 1:1250
 - Block Plan 1:200
 - Landscaping/Site Plan 1:500
 - Proposed Elevations and Floor Plans 1:100
 - Floor Plans and Site Layout A02 Rev A
- Design, Access and Planning Statement by Simon Cheshire Planning Ltd December 2023
- Preliminary Ecological Appraisal by FPCR Environment and Design Ltd April 2023

- 4.2 The application was validated on the 8th December 2023.

- 4.3 Planning permission was sought for a proposed dwelling with detached garage and creation of new access (Resubmission 22/01071/FUL) (Self Build).
- 4.4 The proposal dwelling comprises a 'T' shaped dwelling with four bedrooms measuring 21.5m at its maximum width and 12.1m at its maximum depth. The dwelling has been designed with a hipped roof, with the roof ridge height at 5.5m and the eaves at 3.6m. The proposed single storey detached garage measures 5.5m at its maximum width and 7.5m at its maximum depth. The garage has a gable roof, with the roof ridge height at 5.0m and the eaves at 3.1m.
- 4.5 Access to the proposed dwelling would be via the existing access from Spinney Drive to the north west with parking and turning provided within the application site.
- 4.6 The application was advertised in accordance with established procedures and, according to the local Planning Authorities website the following comments were received from consultees:
- HBBC Environmental Services (Pollution) – No objection.
 - HBBC Environmental Services (Drainage) – Advisory notes.
 - HBBC Waste – The collection point for domestic recycling, garden waste and refuse is from the adopted highway boundary. The distance from the dwelling to the highway boundary is considerable. Please note: all our collection services are from the boundary to the public highway. Please ensure adequate space on properties to store the various containers and also space at the kerbside (where the properties meet the public highway) for the placement of the containers on the collection day. It would be advisable to include an area near to the roadside for safe placement of the various containers on collection day. This will then keep the access clear to allow vehicular access. It will be the responsibility of the occupiers to ensure that all containers/wheeled bins will be brought to the collection point. Recommends a condition.
 - LCC Ecology - After now having reviewed the Preliminary Ecological Appraisal produced by FPCR April 2023 the report is acceptable and there is limited risk for GCN to be present within the area of works. Recommends conditions and informatives.
 - LCC Highways - The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011. The LHA previously referred a similar scheme (application reference number 22/01071/FUL) which was at the same site, also to standing advice within a response dated 30th November 2022. Having reviewed the revised documents accompanying this current application, the LHA continue to raise no comments or concerns regarding the proposals and the advisory points noted within the response dated 30th November 2022 remain.
 - National Forest Company – No comment to make.
- 4.7 It is understood that the publicity of the application generated the receipt of one letter of representation on the grounds of overdevelopment and the vehicular access.
- 4.8 The application was refused on the 1st February on the following grounds;

1. The application site is located outside any identified settlement boundary and within the open countryside, where new, unrestricted residential development is not considered sustainable development. The scheme, by virtue of its size, scale, volume, massing, and layout is considered to result in an urbanising and significantly adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside resulting in significant harm to the character and appearance of the site and surrounding area. Overall, the benefits of the development of one residential dwelling are not considered to outweigh the significant and demonstrably adverse impacts of the scheme to the intrinsic value, beauty, open character, and landscape character of the countryside. Consequently, the development is contrary to, and in conflict with, Policies DM1, DM4, and DM10 of adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 13 of the adopted Core Strategy (2009), Policy H1 of the Desford Neighbourhood Plan, Paragraphs 8, 83, 84, 128(c), 135(c), 180 and Sections 9, 11, 12, and 15 of the National Planning Policy Framework (Dec 2023), and the Good Design Guide.
2. The unsustainable location of the proposed dwelling is considered to result in the future occupants of the scheme having limited access to facilities, services, employment and retail needs, and sustainable modes of transport, and being reliant upon the use of private motor vehicles. This is not considered to create an accessible development that promotes health and wellbeing for its future users, which is contrary to, and in conflict with, Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document, Paragraphs 8(c), 128(c), and 135(f), as well as Sections 9, and 12 of the National Planning Policy Framework (Dec 2023).

5.0 Planning Policy

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise. The Development Plan relevant to the assessment of this application is the Hinckley and Bosworth Local Plan 2006-2026: Core Strategy Adopted 2009 and Hinckley and Bosworth Local Plan 2006 – 2026: Site Allocation and Development Management Policies DPD Adopted July 2016.

Hinckley and Bosworth Local Plan 2006 – 2026: Core Strategy Adopted 2009

- 5.2 Spatial Objective 5: Housing for Everyone states that, “To ensure sufficient housing is provided to meet the requirements of the East Midlands Regional Plan to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. The focus of development will be in and around the Hinckley urban area, with more limited development in the rural areas to meet local needs. All housing will be high quality, locally distinctive, sustainable developments.”
- 5.2 Spatial Objective 11: Built Environment and Townscape Character states that, “to safeguard, enhance and where necessary regenerate the borough’s distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries”.
- 5.3 Policy 13, in relation to rural hamlets, states that the Council will Support housing development within settlement boundaries that provides for a mix of housing types and tenures as detailed in Policy 15 and Policy 16, and will support development that complies

with the Policy 17: Local Needs.

- 5.4 Policy 17: Rural Needs, states that in rural hamlets small scale development that meet a 'local need' either through Local Choice or a Rural Exceptions Site for housing adjacent to the settlement boundary will be permitted provided that;
- The 'local need' has been clearly identified in an up to date Needs Survey or Parish Plan, the format of which has been agreed by the borough council.
 - The need cannot be met within the settlement boundary of the village.
 - The development is of a scale and design which fully respects the character of the settlement concerned and the level of need identified.
 - For a Rural Exceptions Site, the development will be small scale (usually 10 dwellings or less), and the development will be exclusively for the provision of affordable housing, either social rented or intermediate housing.

- 5.5 Policy 21 is relevant in respect of the National Forest and Policy 22 in respect of Charnwood Forest.

Hinckley and Bosworth Local Plan 2006 – 2026: Site Allocation and Development Management Policies DPD Adopted July 2016

- 5.6 Policy DM1 relates to Sustainable Development and reiterates Paragraph 11 of the NPPF.
- 5.7 It is considered that Policy DM3, Infrastructure and Delivery, Policy DM4, Safeguarding the Countryside and Settlement Separation and Policy DM6, Enhancement of Biodiversity and Geological Interest are relevant to this application.
- 5.8 Policy DM10, in relation to Development and Design, states that;
- Developments will be permitted providing that the following requirements are met:
- 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;
 - b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
 - c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
 - d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
 - e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
 - f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
 - g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
 - h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
 - i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures. In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

- 5.9 Policies DM17 and DM18 relates to Highways, Transportation and Vehicle Parking Standards.

Neighbourhood Plan

- 5.10 There is an adopted neighbourhood Plan for Desford, 2021, which includes the appeal site
- 5.11 Policy H1: Settlement Boundary, states that Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.
- 5.12 Policy H7: Housing Design, sets out design principle for new development.
- 5.13 Policy T1: Traffic Management and Policy T3: Electric Vehicles are also relevant.

National Planning Policy Framework (December 2023)

- 5.11 The NPPF makes clear that applications for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise, and in this respect the NPPF is a material consideration in planning decisions.
- 5.12 At the heart of the NPPF is a presumption in favour of sustainable development. There are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. These are an economic objective, a social objective and an environmental objective. The economic objective seeks to ensure sufficient land of the right types is available in the right places at the right time to support growth. The social objective seeks to support strong, vibrant and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment. The environmental objective seeks to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land.
- 5.13 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.14 At paragraph 47 of the NPPF it states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 5.15 Section 5 of the NPPF seeks to secure a sufficient supply of homes and at paragraph 82 states in rural areas planning decisions should be responsive to local circumstances and support housing developments that reflect local needs.

- 5.16 Section 12 seeks to create high quality, beautiful and sustainable buildings and places. It states that good design is a key aspect of sustainable development and creates better places in which to live. Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

6.0 Comments on Reasons for Refusal

6.1 Reason 1

The application site is located outside any identified settlement boundary and within the open countryside, where new, unrestricted residential development is not considered sustainable development. The scheme, by virtue of its size, scale, volume, massing, and layout is considered to result in an urbanising and significantly adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside resulting in significant harm to the character and appearance of the site and surrounding area. Overall, the benefits of the development of one residential dwelling are not considered to outweigh the significant and demonstrably adverse impacts of the scheme to the intrinsic value, beauty, open character, and landscape character of the countryside. Consequently, the development is contrary to, and in conflict with, Policies DM1, DM4, and DM10 of adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policy 13 of the adopted Core Strategy (2009), Policy H1 of the Desford Neighbourhood Plan, Paragraphs 8, 83, 84, 128(c), 135(c), 180 and Sections 9, 11, 12, and 15 of the National Planning Policy Framework (Dec 2023), and the Good Design Guide.

- 6.2 The application is required to be considered against the Local Plan and other material considerations.

- 6.3 The reason for refusal is in two parts, the unsustainable location of the development and the design of the proposal, in terms of size, scale, volume, massing and layout. The first part of the refusal states;

“The application site is located outside any identified settlement boundary and within the open countryside, where new, unrestricted residential development is not considered sustainable development.”

This is repeated in the second reason for refusal which will be addressed in paragraphs 6.15 to 6.26 within this statement.

Whilst it is acknowledged that the site lies within the open countryside it lies close to the village of Botcheston and a large retirement village. There are residential properties to the north, east and west of the site and as such the site is not within a detached isolated location.

- 6.4 The second part of the reason for refusal states that;

“The scheme, by virtue of its size, scale, volume, massing, and layout is considered to result in an urbanising and significantly adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside resulting in significant harm to the character and appearance of the site and surrounding area.”

The application proposed the erection of a detached single storey dwelling constructed in a ‘T’ shaped measuring 21.5m at its maximum width and 12.1m at its maximum depth. The dwelling has been designed with a hipped roof, with the roof ridge height at 5.5m and the eaves at 3.6m. The proposed single storey detached garage measures 5.5m at its maximum width and 7.5m at its maximum depth. The garage has a gable roof, with the roof ridge height at 5.0m and the eaves at 3.1m. The mass of the dwelling has been broken up with changes in orientation and ridge heights. The resultant property would have 4 bedrooms and would have a large floor area, however, this is due to the single storey nature of the building.

- 6.5 Policy DM10 (c) states that development should compliment or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. The proposed dwelling is similar in scale, layout, mass and design to the recently approved dwelling on the opposite site.

Approved dwelling 21/00887



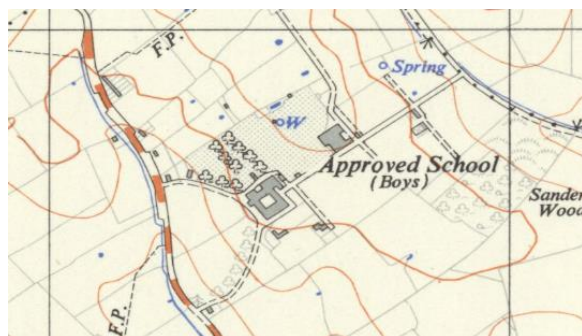
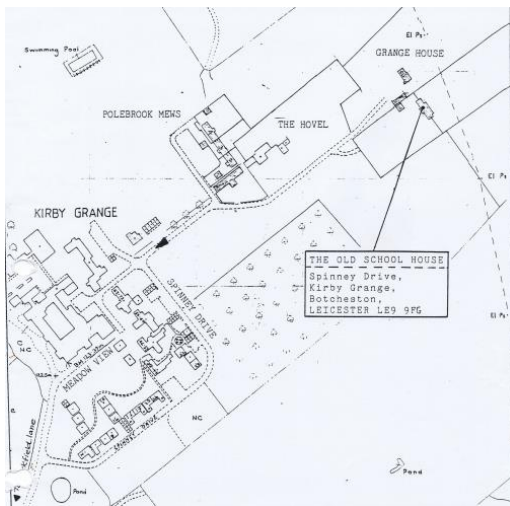
Proposed Dwelling



- 6.6 Sited to the southeast of the site the dwelling would be set back from the driveway with ample parking, turning and amenity space to the frontage and spacing around the dwelling. As such the layout would compliment the existing properties to the north and northwest as it would be similar in layout and form, set back from the highway with generous garden and amenity space. This would also mirror other properties along Spinney Drive to the southwest of the appeal site.
- 6.7 In relation to the immediate adjoining properties the proposed dwelling would be smaller in scale but would reflect the layout, mass and design of surrounding properties. Materials can be controlled via means of a condition.
- 6.8 It is unclear in the Council’s delegated report why the scale, mass and position of the dwelling would have an adverse effect on the countryside. As stated, the design, mass and layout of the proposal compliments the surrounding pattern of development and the single storey nature and design reduces any mass and scale. The dwelling is sited to the south east of the plot and the mature landscaping on the southwestern boundary would be retained which would lessen any visual impact when viewed from the road and the southwest. The site is considered to be more open on the southwestern boundary, however, there is ample spacing between the rear of the property and the boundary to provide additional screening and landscaping (which can be controlled by means of a condition). Furthermore, the property would be viewed from the southeast along with the existing dwellings to the northeast and would not impact on the open character of the surrounding countryside. The property would be viewed as a group of dwellings as part of the wider residential development along Spinney Drive.

- 6.9 In the reason for refusal it states that the proposal would result in an urbanising and significantly adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside. As previously demonstrated the site is not isolated from other residential properties and the surrounding area is characterised by large detached dwellings located along and to the end of Spinney Drive. The proposed dwelling has been designed to infill to the south of properties at the end of Spinney Drive and to mirror a recently approved dwelling to the north of the site. The proposed dwelling would be part of a cluster of properties on land that does not have any particular beauty and is enclosed by trees and fencing. The site is not considered to have any landscape value and the proposed dwelling would not have any significant adverse impact on the character of this part of the open countryside.
- 6.10 It should also be noted that the site once formed part of the Leicester Industrial School for Boys. The school was sited where the current retirement village is sited and the proposed site forms part of the curtilage of The Old School House and Gardeners Cottage.

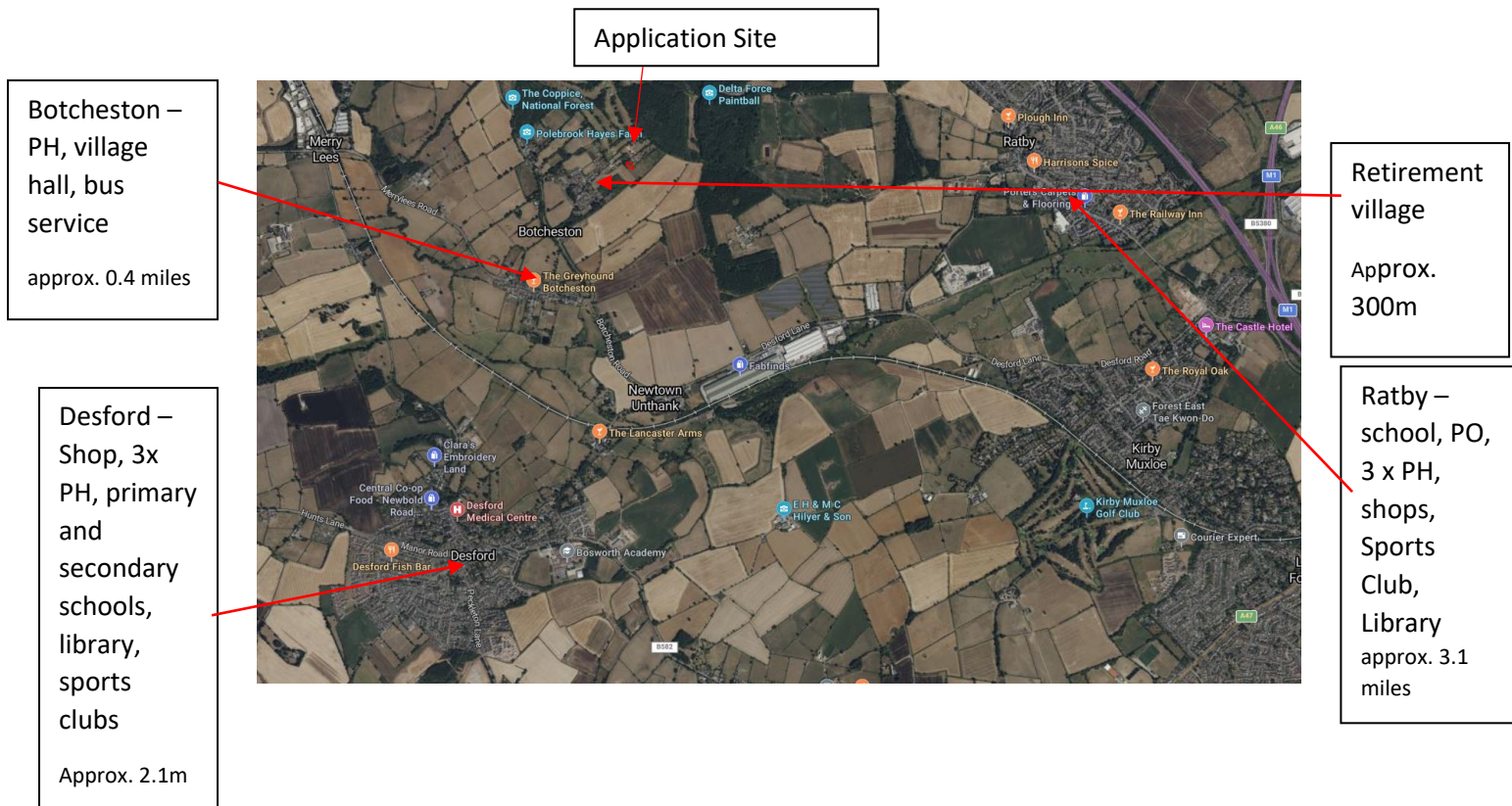
Historic Mapping of School site and buildings along Spinney Drive



Appeal Site

- 6.11 Over a period of time the former school buildings have been rebuild and larger dwellings approved on the sites, particularly The Old School House, The Gardeners Cottage (now Grange House), and The Hovel. The land, that forms part of the appeal, has always been part of the curtilage of the School and within the grounds of The Old School House.
- 6.12 As such, the proposed site has not been part of the undeveloped open countryside and has historically been part of the built development associated with the Industrial School. The School closed in 1978 and has subsequently been development into the retirement village and the buildings within the school curtilage converted and extended into private dwellings. The site is not considered to have any intrinsic beauty nor is it open and undeveloped. As such it can be concluded that the proposal would not have any adverse impact on the open countryside or landscape character of the area.
- 6.13 The proposed single storey dwelling has been designed to compliments the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and would not have any significant adverse impact on the character of the open countryside. As such, the proposal would be in accordance with Policy DM4 and DM10 of the DPD, Policy H7 of the Neighbourhood Plan and the requirements of the NPPF.
- 6.14 **Reason 2**
- The unsustainable location of the proposed dwelling is considered to result in the future occupants of the scheme having limited access to facilities, services, employment and retail needs, and sustainable modes of transport, and being reliant upon the use of private motor vehicles. This is not considered to create an accessible development that promotes health and wellbeing for its future users, which is contrary to, and in conflict with, Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document, Paragraphs 8(c), 128(c), and 135(f), as well as Sections 9, and 12 of the National Planning Policy Framework (Dec 2023).*
- 6.15 Botcheston is a rural hamlet and is linked by Parish to Desford. Desford lies only 2.1 miles from the application site which has local facilities. Botcheston is an established community and has a Public House and a village hall which organises social events and activities. There is also a large retirement village in close proximity to the site. To the southeast of Botcheston is Desford which has food shops, a school, medical centre and other local facilities. To the east of Botcheston is Ratby, approximately 3.1 miles from the site which again has a shop, public house and local facilities.
- 6.16 The village of Botcheston is linked to Leicester and Coalville by an hourly bus service provided by the 26/26a service. The city of Leicester with all its facilities, shops, employment and public transport links is only 10 miles from the application site.

Map showing location of settlements and some of the facilities within these settlements



- 6.17 The application site is in close proximity to facilities and services within other settlements. NPPF paragraph 83 states that “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local service. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.
- 6.18 This application lies within a rural community and will lead to a dwelling which will enhance this community and support local services within the cluster of villages nearby, as detailed above. The proposed development is considered to be in accordance with paragraph 83 of the NPPF and Policy DM17 of the Local Plan.
- 6.19 Leicester is the main city centre which lies approximately 10 miles from the application site, to the east. There is a regular and frequent bus service from Leicester to Coalville which is within walking distance of the application site.
- 6.20 Therefore, the application site, is within a sustainable location in an established rural community and where the proposed development would support services in villages nearby. The site is also within a relatively short distance, and on a public transport link, to the city of Leicester which has larger services and has greater transport links, bus and train station.
- 6.21 Furthermore, whilst the site lies slightly detached from the village of Botcheston it is not in isolation and sits within a group of established residential properties and close to a large retirement village.

Plan of site in relation to neighbouring properties and retirement village



- 6.22 There are residential properties to the north and east and planning permission has been granted for a detached dwelling on the site opposite the appeal site.
- 6.23 In July 2021 planning permission was granted on the adjacent site for a detached dwelling and garage.



When this application was determined, under reference 21/00887/FUL, the location of the site was not deemed to be unsustainable. It is unclear how the adjacent site is sustainable and compliant with policy.

- 6.24 It is noted under the assessment of application 21/00887/FUL, that the site was considered to be acceptable in policy terms at it was considered to be 'infill' development. The approved site has a dwelling to the northeast, the same as the appeal site. Whilst there is a further dwelling to the southwest, which this site does not have the benefit of, it is some distance from the application site with intervening gardens and open land. The appeal site is not considered to be any different from the site assessed under application 21/00887/FUL. There has also been no change to policy in this time.

Approved dwelling and Appeal site shown in context together



- 6.25 It can clearly be demonstrated that the application site is within a sustainable location in an established rural community and where the proposed development would support services in villages nearby and would be in accordance with paragraph 83 of the NPPF and Policy DM17 of the Local Plan.
- 6.26 Furthermore, weighed against the potential conflict with the Development Plan is the Government's commitment to significantly boosting the supply of housing through the Framework. The proposal would result in the delivery of one dwelling which weighs in favour of the application providing a small contribution to the Boroughs overall housing supply. The proposal would result in economic benefits through the construction of the scheme, creation of jobs and constructions spend, albeit for a temporary period. Additionally, the residents of the proposed development would provide ongoing support to local services.

Other Material Considerations

- 7.1 **Residential Amenity** – There is a neighbouring property to the north east of the site, Old School House. The proposed dwelling is single storey and any overbearing or overshadowing impact on the neighbouring property to the north east would be minimal. Extensive screening is provided by mature vegetation along the shared boundary which would further reduce any impacts. There is also sufficient separation distances before the proposed dwelling and closest residential properties. The proposed dwelling will not have an adverse impact on neighbouring properties.
- 7.2 **Access** - The proposal is for one additional dwelling off Spinney Drive which would not create a significant amount of traffic. The Local Highway Authority have not objected to the proposal and there is sufficient parking provided within the site. Due to the provision of satisfactory parking and turning within the site and the established use of the access it is not considered that the proposal will create any significant highway safety dangers.
- 7.3 **Protected Species** - A Preliminary Ecological Assessment accompanied the application. The County Ecologist has reviewed this survey and has found that the recommendations in the report are reasonable and has no objection to the proposal.

Conclusions

- 8.1 Paragraph 11 of the NPPF requires that decisions should apply a presumption in favour of sustainable development. It goes on to state that decision-takers should approve development proposals that accord with an up-to-date development plan without delay. As demonstrated within the statement the proposal is considered to be compliant with the framework and local policies in terms of the visual impact, residential amenity and highway safety.
- 8.2 The proposal relates to the erection of a single storey detached dwelling. The dwelling has been designed to compliment the existing built form surrounding the site and the mass and scale of the property has been designed so as not to have any impact on the site and wider surroundings. The proposal would be acceptable in terms of residential amenity and would be served by a safe access. The scheme is considered to comply with the relevant policies in the Development Plan and the NPPF.
- 8.3 It has clearly been demonstrated that the application site is within a sustainable location, in an established rural community, and where the proposed development would support services in villages. The dwelling also sits within the curtilage of a former Industrial School and the built form associated with the school site.
- 8.4 Furthermore, the proposal would boost the local housing supply and would add to the sustainability of the surrounding settlement. The identified benefits of the application are significant, and no harm has been identified. As such, the application should be approved in line with the NPPF and the adopted Local Plan.
- 8.5 For these reasons it is therefore respectfully requested that the appeal is allowed.

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