

**Design, Access & Planning Statement**

**Proposed New Dwelling**

**AT**



**Land to the rear of  
142 Leicester Road  
Groby  
Leicestershire  
LE6 0DP**

February 2026

## 1.0 Introduction

- 1.1 This statement is submitted in support of a Planning Application for the erection of a new 3 bedroom single storey dwelling.
- 1.2 The purpose of this document is to clearly demonstrate the rationale behind the design proposals. "Design" is intended to mean the suggestions for layout, scale arrangement and massing of buildings, extensions and landscaping.
- 1.3 This document is intended to cover the topics and issues required in a Design and Access Statement. The main topics covered include:

### Design

#### The Process

- Assessment
- Involvement
- Evaluation
- Design
  - Use
  - Amount
  - Layout
  - Scale
  - Landscaping
  - Appearance
- Access
  - Vehicular and Transport Links
  - Inclusive Access

## 2.0 Assessment – Contextual Analysis

- 2.1 The site is quite central in Groby, close to residential amenities and well positioned in this large thriving village. The site itself is situated directly behind 142 Leicester Road to the North but is accessed via an existing vehicle access from Marston Drive to the east.
- 2.2 The immediate area surrounding the site is residential. The surrounding properties are varied in their size and style, however development appears to have largely taken place in the early-mid 20<sup>th</sup> century. There are a mixture of single and two storey dwellings, and there is a mix of detached and semi-detached properties. The properties all have generous gardens although none to the extent of this property.
- 2.3 Groby sits within Hinckley and Bosworth district and is just outside of the city to the North West. It is a historic farming settlement which now appears far more suburban, and it also has a small industrial area, which contributes to employment within the area. There are all amenities available in the village which one would need to facilitate daily life, and there are good transport links to Leicester via the A50.

### The Development of the Site

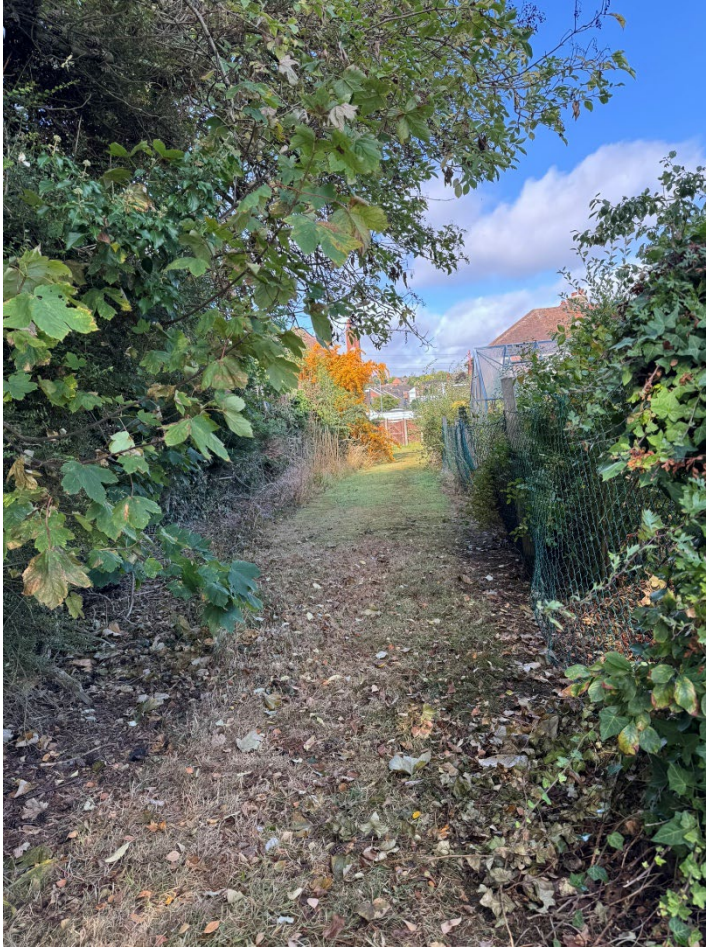
- 2.6 The site is currently residential amenity for no.142 Leicester Road, it is flat and grassed with no outbuildings, or trees.
- 2.7 From what we can tell the land has been a garden since the house was built in the first half of the 20<sup>th</sup> century. It sits outside of the defined rhythm of garden curtilage of the neighbouring dwellings, occupying the centre space in the defined block.
- 2.8 The garden is significantly oversized for the size of dwelling, and is of little use to a dwelling of this size and nature. The total area of the current property is 2068m<sup>2</sup>, and this application seeks to repurpose 1211m<sup>2</sup> of this via the existing rear access to create the new dwelling.



A view of the site from the South looking North towards the host property. The site is clear with established borders (to be retained)



A view of the site from the North looking South, Existing trees on neighbouring land offer screening of the proposed development.



There is an existing established driveway to the rear of the property, which will provide access to the proposed dwelling.



Although currently overgrown, the existing access and existing drop kerb have been in use since the property was built. The gate pier and gates will be removed to enhance the visibility, and the drive will be surfaced in a permeable paving.

## **Policy Compliance:**

This proposal has been designed to accord with all relevant local authority policies, in summary:

- Privacy and overlooking: The proposal has been carefully considered to ensure that views out are not into neighbouring properties private amenity space. All suggested overlooking distances have been respected.  
(Policy DM10)
- Parking: Guidance suggests that 3 spaces should be provided for a three-bedroom property which has been accommodated.  
(Policy DM18)
- Context: By respecting the neighbouring existing properties, we are proposing a proportionate dwelling which will not be visible from the highway, allowing the existing rhythm of the area to be respected.  
(Hinckley & Bosworth Borough Council (HBBC) Good Design Guide (2020))
- Design: The proposal has been designed to compliment the existing locality, by providing a single storey dwelling which will fit seamlessly into its surroundings.  
(Policy DM10)

## **3.0 Involvement**

- 3.1 A previous Planning Application was submitted in 2005 for the erection of one new dwelling, however this was subsequently withdrawn.
- 3.2 We engaged with the local authority via a Pre-Application consultation, this was submitted on 22<sup>nd</sup> September 2025, and the advice was received on 16<sup>th</sup> January 2026.
- 3.3 As part of the Pre-App process a meeting was held at the property on Monday 12<sup>th</sup> January, where the proposal was discussed in detail.
- 3.3 The advice received was that the principle of development in this location was unlikely to be accepted as it represented “uncharacteristic backland development”. It is however acknowledged that a new dwelling offers “potential modest social and economic benefits”.
- 3.4 Since the advice has been received we have significantly reduced the size of the proposed dwelling and repositioned it on the site so that it is a more proportionate dwelling for the area and it offers the maximum possible separation from neighbouring dwellings.

## **4.0 Evaluation**

- 4.1 The statutory planning context is that of the local plan and its policies in respect of new dwellings on existing backland sites in residential areas.
- 4.2 From the assessment it can be seen that the only planning issues seem to be whether the proposed building will have any negative impact on the neighbouring dwellings and the local area due to its status as a “backland” development. A key consideration must be that although this is backland by a technicality it is outside of the established garden pattern and is clearly an area of leftover land from the original development. It has its own established access and will not appear that it has been shoe-horned in as developments of this nature often do.
- 4.3 It is unlikely that the Local Authority will be able to deliver the required 5 year supply of housing, and it therefore is an obvious benefit for this application to be permitted.

## **5.0 Design**

- 5.1 USE: The proposal is for a single one-storey dwellinghouse.
- 5.2 AMOUNT: The proposal provides a gross internal floor area of 106m<sup>2</sup>, National Space Standards suggest that for a 3 bedroom 6 person dwelling a gross internal floor area of 95m<sup>2</sup> should be aimed for, this proposal provides accommodation in excess of this.
- 5.3 SCALE: The proposal sits behind the existing properties on both Leicester Road and Marston Drive. The surrounding houses are a mix of single and double storey, and in order to minimise any possible impact of the proposal it is to be single storey.

The site is 1211m<sup>2</sup>, and the footprint of the dwelling is 123m<sup>2</sup>, meaning a development ratio of 9.8% coverage.

- 5.4 LAYOUT: The layout of the property situates all rooms with a principal outlook either to the front or rear, over the drive or the private amenity space to the rear. This has been designed specifically so that there is a good aspect to the principle rooms avoiding any possible overlooking or overbearing. A single storey dwelling is proposed so that there can be no demonstrable overlooking into neighbours gardens.
- 5.5 LANDSCAPING: The current site is used as residential amenity and is well maintained, albeit very oversized for the size of the host property. The proposal seeks to retain as much of the existing vegetation as possible, with the aim of retaining all border hedges. The garden to the rear of property is large with a length in excess of 21 metres, and will be laid mainly to lawn.  
The intention is to install a new 1.8m close boarded fence to the property boundary so that privacy can be maintained.
- 5.6 APPEARANCE: As per the reasoning set out in the scale section, the property will be a single storey dwelling. The varied design context of the area has reinforced the choice to create a simple design aesthetic. so as not to overcomplicate the design and detract from the obvious suitability of the site.

The simple form of the proposal will help to enhance surrounding properties and a similar palette of materials to those in the wider village and complimentary glazing will help to reinforce the existing aesthetic of the locality and bed the property into its immediate context. Design alterations have been made in line with comments received from the Planning Officer as part of the Pre-Application consultation.

## **6.0 ACCESS**

- 6.1 The vehicular access is via the existing access from Marston Drive, there will be 3 spaces provided within the site as per available guidance.
- 6.2 Principle access to the property will be through the front door, which will be level access.