

5c. Character Analysis and Appraisal – Existing Residential Property

The property at 31 Avondale Road, Barlestone, Nuneaton CV13 0HX is an existing residential dwelling that has been in use in its current form for over 10 years and is currently used, and intends to continue to be used, as a home-based clinic for infant feeding consultations. The property includes a large driveway with a dropped kerb, providing off-street parking facilities consistent with the surrounding residential character. No structural alterations, conversions, or adaptations are proposed or required. The use of the property remains within its domestic setting, and there will be no change to the building, plot layout, streetscape, or wider landscape as a result of this application. The purpose of the Lawful Development Certificate is solely to reflect and formally confirm this existing use.

The proposal does not introduce any new built form, increase in massing, or visual impact. As such, the existing character of the area is fully preserved, and the continued use of the property makes a neutral and appropriate contribution to the established residential environment, in accordance with Policies DM10, DM11, DM12, and DM14 of the Site Allocations and Development Management Policies, and Section 12 of the National Planning Policy Framework.

In accordance with the Hinckley & Bosworth Borough Council Validation Requirements for Planning Applications (2019), this document has been submitted as the best fit to address contextual and character considerations for this application. While the validation guidance references new-build development, this application relates solely to an existing, sound residential property, with no physical works or structural changes proposed. The purpose of the Lawful Development Certificate application is purely to confirm the lawful use of an existing building from which a low-impact home-based business operates.

Should the Local Planning Authority require a different or alternative supporting document more appropriate to an existing building with no development works, clarification would be welcomed as to the correct document type and where it can be sourced, to ensure full compliance with validation requirements.