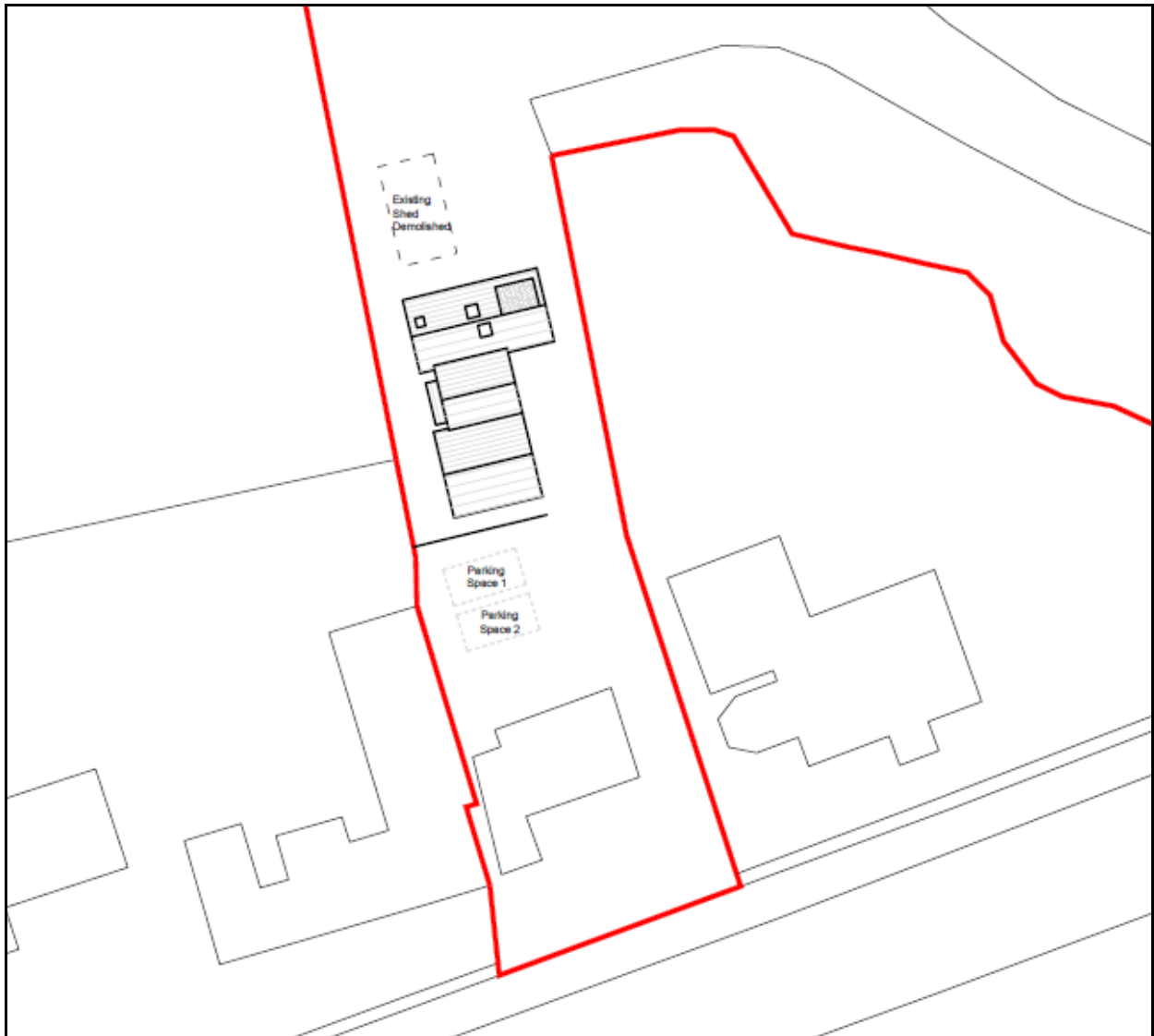


Design, Access & Planning Statement

Proposed Change Of Use

AT



**The Oaks Lodges
Stapleton Lane
Kirkby Mallory
LE9 7QJ**

May 2024

1.0 Introduction

- 1.1 This statement is submitted in support of a Planning Application for the change of use of 2no. bed and breakfast rooms to allow them to be absorbed into the existing dwelling to make a long term home for the retired property owner.
- 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
- ☐ Conclusion

2.0 Assessment – Contextual Analysis

- 2.1 The site sits lies to the South-West of Kirkby Mallory in the South-West of Leicestershire.
- 2.2 The property is situated down a client country lane approximately 0.5 miles outside of the village settlement. It is accessed down a single track lane and is situated in a cluster of around half a dozen other properties.
- 2.3 The site sits alongside Mallory Park racetrack, a facility which is used for motor-racing throughout the year.

The Development of the Site

- 2.6 The property in question currently consists of a small one-bedroomed house, with 2 adjacent bed and breakfast rooms. The building is discreetly located behind another property on the site, and is barely visible.
- 2.7 The property itself sits on its site amongst others. There are lodges on the property, and also a further building which is let out. The property has been lovingly cared for for many years and even houses an ornamental lake.
- 2.8 The property was originally a stable block and was converted approximately 25 years ago.
- 2.9 The applicant lives in the existing property and following the decrease in available business from Mallory Park and his desire to retire, he would like to develop the building to provide a suitable retirement home for himself.

Planning Considerations:

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

- Privacy and overlooking : The proposals glazing has been carefully considered to ensure that views out are not into neighbouring properties private amenity space.
- Parking: Guidance suggests that 2 spaces should be provided for a two double bedroom property which has been accommodated.
- Context: By respecting the existing building we are proposing a dwelling which will offer minimal visual change from the existing.
- Design: The proposal has been designed to be respectful of the existing character of the property and its unique location.

3.0 Involvement

- 3.1 Due to the very minor nature of this proposal there has been no pre-application involvement.

4.0 Evaluation

- 4.1 The statutory planning context is that of the local plan and its policies in respect changes of use within countryside areas.
- 4.2 From the assessment it can be seen that the only planning issues seem to be whether the proposed works will have any negative impact on the neighbouring dwellings and the area in general.

5.0 Design

- 5.1 USE: The proposal is for a single dwellinghouse.
- 5.2 AMOUNT: The proposal seeks to reconsolidate the existing footprint of the building and rebuild the existing poor sun room with a more substantial structure. The proposed works will have little, if any, impact of the overall size of the property.
- 5.3 SCALE: The proposed addition to the property sits towards the rear and will be largely obscured from the highway by reason of the discreet access to this part of the site. The addition is of the same height and proportions as the existing and is to appear as an extrusion of the original form, minimising its impact.
- 5.4 LAYOUT: The layout of the property situates the bedroom accommodation towards the front of the property, with the living accommodation in an open plan area to the rear with views out towards the gardens and ornamental lake.
- 5.5 LANDSCAPING: As this proposal occupies the footprint of the existing building there will be no impact on the existing landscaping in this wonderfully unique and inspiring setting.
- 5.6 APPEARANCE: In general the massing of the property will be unaffected. There are some elevational tweaks to ensure uniformity across the dwelling, however these are mostly minor in nature.

6.0 ACCESS

- 6.1 The vehicular access to remain from Stapleton Lane. There is ample parking available for vehicles and there is existing ramped access from the parking level down to the dwelling.

6.2 Principle access to the property will be through the front door, which will be level access.

7.0 CONCLUSION

7.1 We believe that this proposal is minimal in nature and the proposed change of use and adaptations would be of a benefit both to the property itself and to the applicant. The applicant has lived on the site for a number of years and has been in this particular property for around 25 years, as he is now retiring and the need for a business such as this has diminished it makes sense that the unused rooms be absorbed into the home to allow the house to be adapted to meet the needs of the applicant both now and in the future.