



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement:

Erection of a new single-storey rear extension

at:

9 Willow Close, Newbold Verdon, Leicester, LE9 9LY

Drafted by **Planning By Design**

On Behalf of Mark Mecklenburgh

Date: 03 March 2025

1. Application

Planning By Design (The agent) has been instructed to act on behalf of Mark Mecklenburgh (the applicant) to submit a planning application to Hinckley & Bosworth Borough Council (the Local Planning Authority) for the: Proposed erection of a new single storey rear extension at: 9 Willow Close, Newbold Verdon, Leicester, LE9 9LY (the site).

In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

2. Site Location

The site itself consists of a detached, double-storey dwelling within settlement and development boundaries on the northern side of a residential street. The site benefits from reasonably sized front and rear gardens, and parking for the occupants of the dwelling is provided by a driveway in the property's front curtilage. There is an attractive timber outbuilding within the property's rear garden, as well as an existing (poorly constructed and not high standard) single storey rear extension, which this application seeks to reconstruct. The immediate vicinity of the site is residential in character with multiple other dwellings existing locally, as well amenities and services nearby in the key rural centre of Newbold Verdon.

The site is not associated with any known significant planning constraints or any particularly sensitive landscape designations.

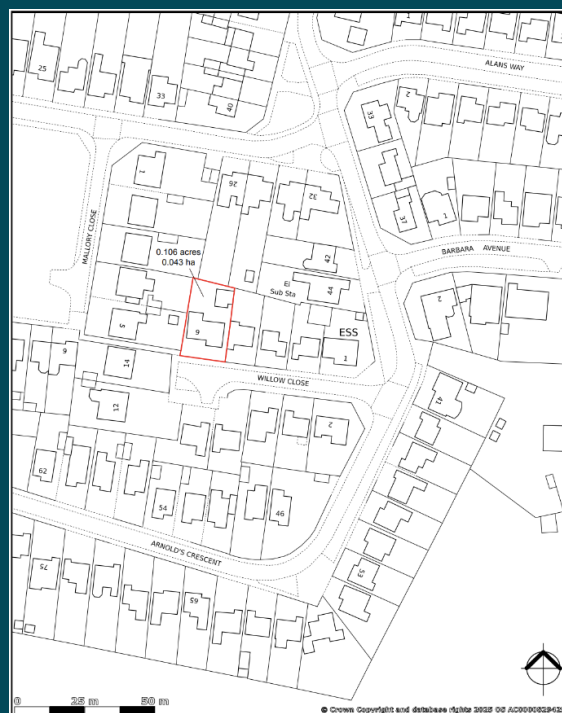


Fig 1. – Site Location Plan

3. The Proposal

The application proposal is to extend the property via the erection of a (3500mm x 7000mm x 2400mm) new single-storey rear extension at the site, with an angled north eastern corner. This extension will be in the place of the existing single storey rear extension, which the applicant notes is not up to standard, hence the reason for the proposed reconstructed larger improved extension; The new extension will provide an better-quality extra living space on the ground floor.

The extension will have a flat roof shape, with no.2 roof lights to allow natural light into the space. The finishing materials will be timber composite cladding to match the existing outbuilding at the site and will have windows to match the existing dwelling. The property's existing rear window will also be re-used on the extension's rear elevation. In terms of further fenestration, this will include a window and bi-fold doors to the east elevation. The materials, style and finishing of the extended dwelling will be attractive and suitable, and the proposal will not affect the character of the local area. It will provide a much-needed extra living space for the occupants of the dwelling.

Further information about the specific design of the proposal can be found within the accompanying planning drawings.

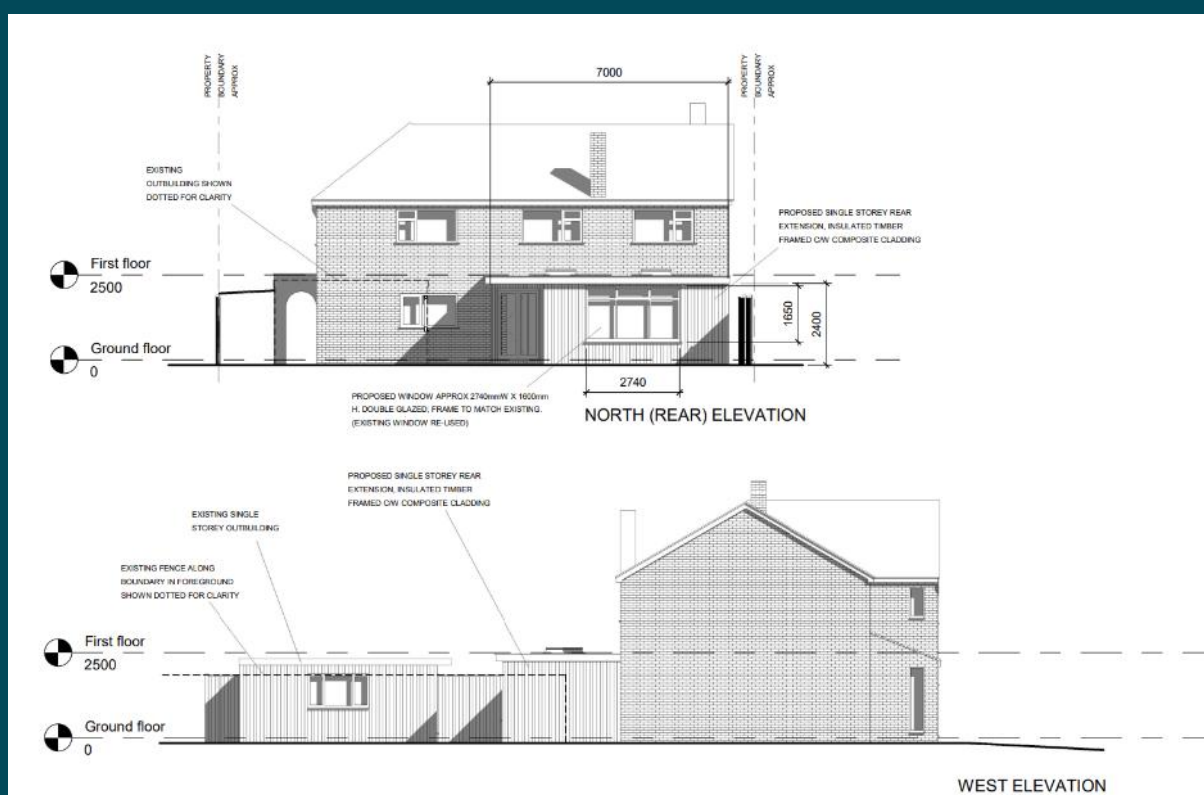


Fig.2 – Proposed north/west elevations (not to scale, see planning drawings)

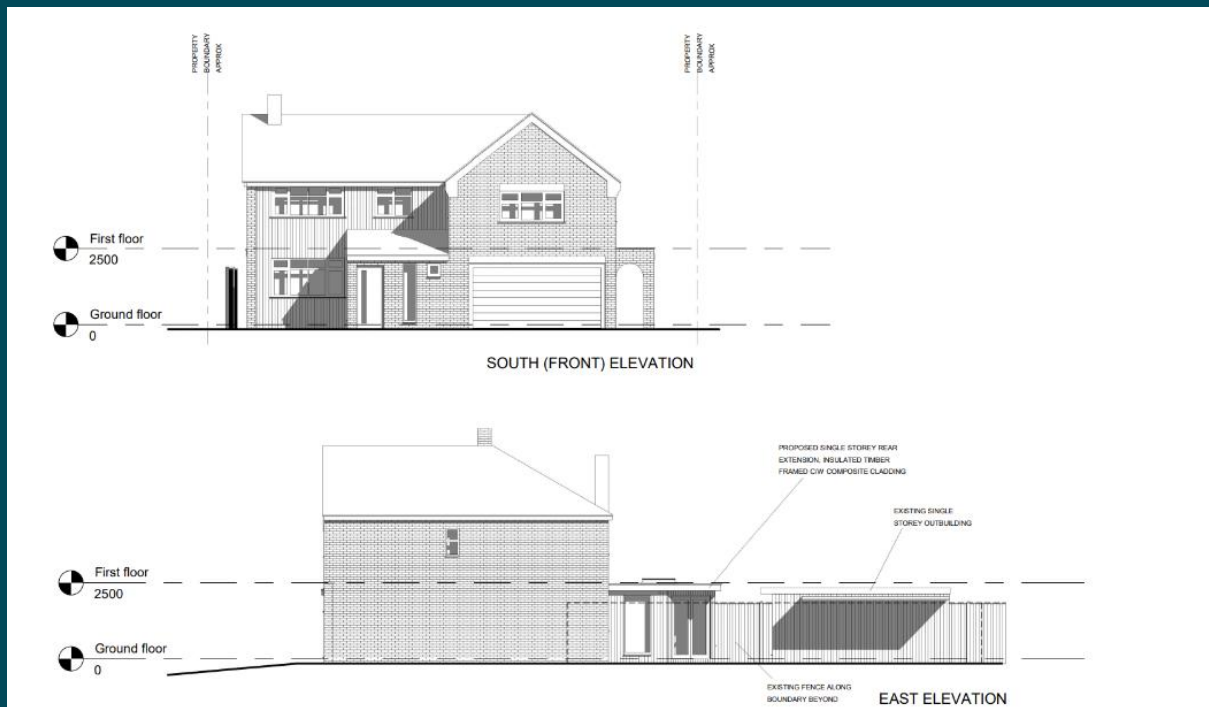


Fig.3 – Proposed east/south elevations (not to scale, see planning drawings)

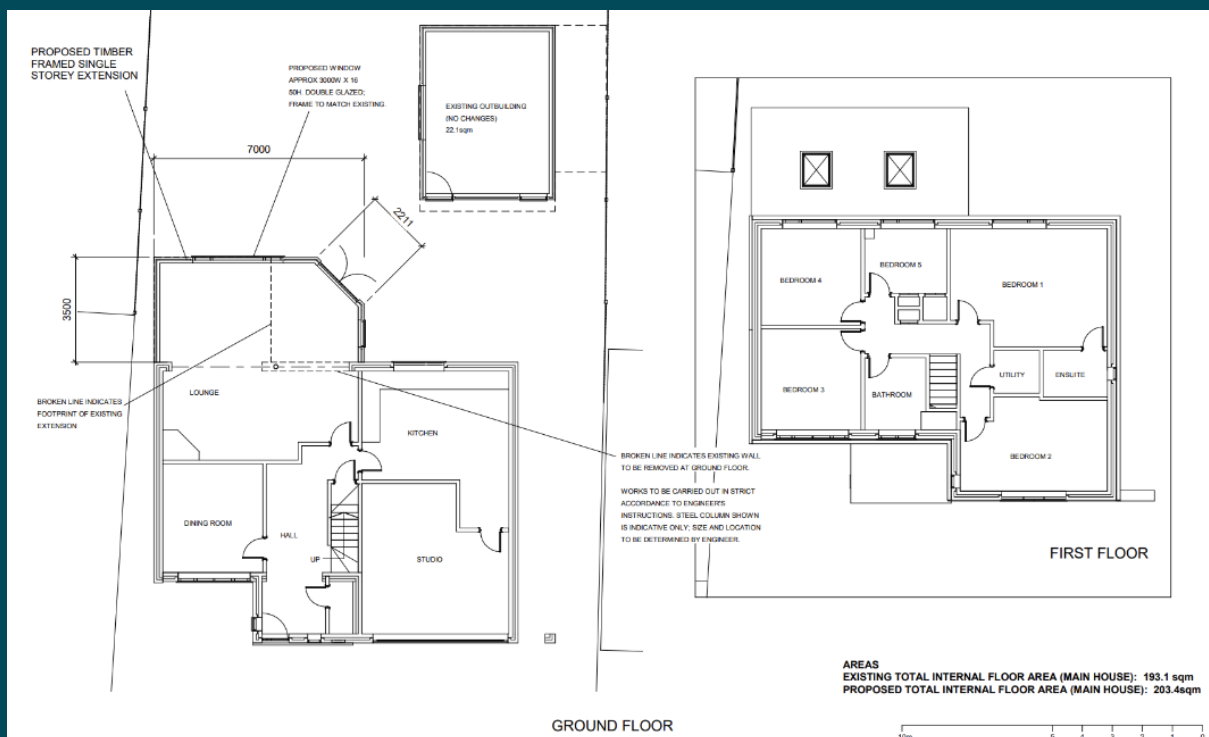


Fig.4 – Proposed floorplans

4. Planning History

- 00/01059/Ful | Ground floor porch extension and first floor bedroom extension – Approved 2000
- 77/01205/4m | Extension to single garage to form double garage and erection of utility room - Approved 1977

There is also a precedent locally for other single storey rear extensions, for example: 17/01234/HOU - 10 Willow Close, Newbold Verdon, Leicester - Single storey rear extension – approved.

5. Planning Designations (Policy, guidance, and legislature)

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2024
- National Planning Practice Guidance.
- Core Strategy (2009)
- Site Allocations and Development Management Policies DPD (2016)

Relevant Policies and Sections:

National Planning Policy Framework 2023

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed and beautiful places
- Core Strategy (2009)
- Site Allocations and Development Management Policies DPD (2016)

Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design

Supplementary Planning Documents

- Good Design Guide (2020)
- National Design Guide (2019)

6. Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and strict accordance with the Council's development criteria and the NPPF.

The main considerations of the application are the proposal's potential impact on visual and neighbouring amenity.

Principle of development

The application site falls within the development boundaries, where residential development is acceptable in principle in accordance with the policies of the Local Development Plan.

The proposal represents sustainable development in line with the NPPF and the local development plan, subject to site-specific impact and design policies and guidance, which will be discussed below.

Design and Visual Impact

Alongside Section 12 of the NPPF, Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Supplementary Planning Guidance Councils Good Design Guide states that rear extensions should be designed to be clearly subordinate to the main dwelling. They should be an appropriate height, width, depth and reflect or complement the detailing and materials of the original building. The 45-degree rule is applied for planning applications for new extensions to existing properties, which could result in the outlook from or daylight to a principal window to a habitable room being impacted upon. The rule ensures consistency and fairness between applicants and their neighbours.

The proposal aligns with relevant policies and guidance, featuring an attractive design that complements the character of the site and the surrounding area. It will be of a an improved construction and size compared to the existing extension; and create a well-designed, enlarged dwelling and offer a new functional, modern, and flexible living space for its occupants. The proposed materials and finishes are contemporary, attractive and suitable, maintaining a clear visual relationship with the neighbourhood and as well as other buildings on-site (i.e, the outbuilding). It will also enhance the sense of place, and reflects and reuses key characteristics of the original building, for example, the rear window.

The proposal carefully considers scale, massing, style, and siting and ensures an appropriate design which is in compliance with the 45-degree rule. The property also benefits from a reasonable curtilage, with the extension being appropriate in footprint to ensure it will not overdevelop the site or detract from the character of the dwellinghouse or local area, as enough garden ground can remain.

The planned extension would not be visible from the street and would have a negligible impact on the surrounding area; The proposal will cause no adverse visual disturbances to the streetscape, ensuring the property will not appear incongruous within the street scene.

The planned extension will not impact the streetscape visually and complies with the Local Development Plan, Supplementary Guidance, and NPPF design policies.

Amenity Considerations

Paragraph 135 of the NPPF states that developments should ensure a high standard of amenity for existing and future occupants. Policy DM10 of the SADMP seeks to ensure that development proposals shall not harm the amenity of neighbouring residential properties.

Whilst there is a neighbouring properties to the proposed site, the neighbouring amenity is unlikely to be impacted significantly by virtue of the appropriate development. As discussed, the proposal is of a good design, and the scale and form are suitable, therefore, it will not dominate the site or area's character or overdevelop the site. The mass, height and density of the proposal will also not restrict light or privacy to the neighbouring dwellings any more than the existing. There are no new issues regarding overlooking neighbouring properties, as outward views will be limited to those of the occupants' own garden by virtue of the suitable-sized existing tall boundary fencing. As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development. The proposed development will, therefore, cause no further impact on neighbouring amenity than the existing development.

The new development will improve amenity for the dwelling's occupiers and future residents in that it will provide an improved dwelling (with extra living space) for the lifetime of the dwelling. The proposal will also allow the occupants of the dwelling to make effective use of the site and space, thereby maximising their use of the plot.

Regarding any concerns of noise and vibration as a result of the development, whilst this is not expected to be significant, we welcome any appropriate conditions relating to construction sounds to limit disrupting the amenity of neighbouring occupiers.

Therefore, the proposal is compliant with the above-noted policies of the Local Development Plan, Supplementary Guidance, and NPPF related to amenity.

Parking and Highways

The Highway agency would be unlikely to raise any objections to the proposal. This is because ample allocated parking is available for the site, which will not be altered by the proposed development.

7. Planning Balance

The proposal will positively contribute to all three developmental objectives of the National Planning Policy Framework as well as Local policy. The proposal can, therefore, be considered acceptable in principle.

From a social perspective, the proposal will provide much-needed extra living space for the occupants of the dwelling, creating an improved dwellinghouse, which will also contribute to placemaking.

From an environmental perspective, the proposal is attractive and will result in no detrimental impact on the character and appearance of the area, nor disrupt the amenity of adjoining neighbours. The development is also expected to be highly energy efficient.

From an economic perspective, the development will contribute to the local economy as local fitters will be sourced following planning approval.

On balance and based on current policy the harm caused would not be significant enough to warrant a refusal in this instance.

8. Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment or neighbouring amenity. It will also be well-designed and provide improved living space for the occupants.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.