

PLANNING AND HERITAGE STATEMENT

Proposal: Erection of ground floor class room extension and proposed window alterations.

Site: Twycross House Pre-Preparatory School, Sheepy Road, Twycross, Atherstone, CV9 3PL

Date: 14th August 2025

Table of Contents

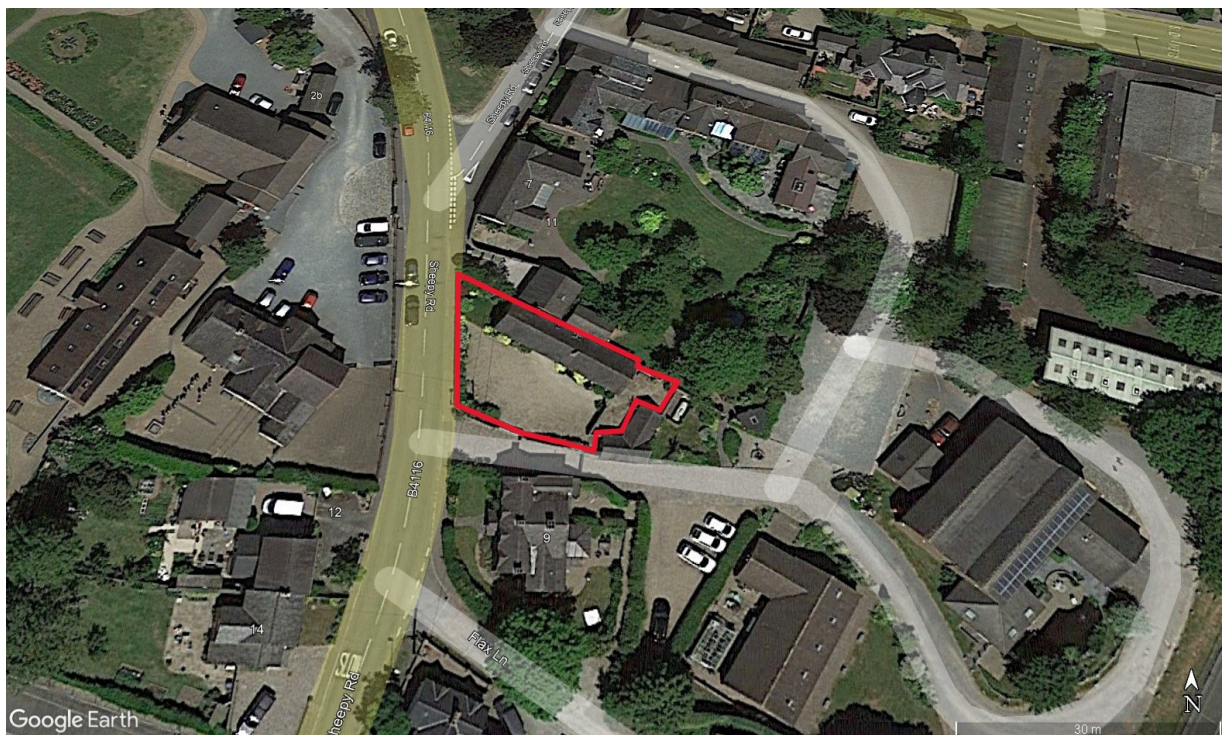
1.0	INTRODUCTION
2.0	DESCRIPTION OF THE SITE AND ITS SURROUNDINGS
3.0	RELEVANT PLANNING HISTORY
4.0	DESCRIPTION OF THE PROPOSAL
5.0	DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS
6.0	POLICY ASSESSMENT

1.0 INTRODUCTION

- 1.1 This planning and heritage statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the erection of a ground floor class room extension and proposed window alterations to one of the school buildings located at Twycross House Pre-Preparatory School, Sheepy Road, Twycross, Atherstone, CV9 3PL.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2.0 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application relates to an existing school building within the grounds of Twycross House Pre-Preparatory School, situated off Sheepy Road, within the village of Twycross. The Pre-Preparatory School was founded in 1982 and is known as The Hollies. The school site comprises a group of buildings, mainly Georgian with some Victorian additions which have been converted for education purposes.
- 2.2 The application relates to one of the existing school buildings set within the school grounds. The application site boundary and host building are identified on the aerial image below as land edged red.



- 2.3 The existing school building was once a three bedroom residential property known as 'Cruick Cottage' which was converted to provide additional class rooms for the school in 2008 (planning ref: 07/01440/COU). The building retains much of its original character; it is two storeys in height with

feature eye brow windows, central chimney stack, red facing brick and traditional tiled roof. The building is side facing to Sheepy Road and is set behind a walled boundary. The internal layout of the building currently provides seven teaching rooms of varying sizes and toilet facilities.



- 2.4 The site is located within the settlement boundary of Twycross, which is classed as a rural village within the adopted spatial hierarchy. The site is also located within the Twycross Conservation Area boundary. The host building (formerly known as 'Cruck Cottage') is not a listed building but is identified as an unlisted building of local historical and architectural importance within the Conservation Area Appraisal. The main school building known as 'The Hollies' is Grade II listed. Other nearby designated assets include: Twycross House School (Grade II), Twycross War Memorial (Grade II), Manor Farmhouse (Grade II), Church of St James (Grade I) together with William Dickinson memorial and Mary Farrin Memorial.
- 2.5 The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning. The flood map does not identify the site as being at risk of surface water flooding.
- 2.6 The Hollies, Twycross House Pre-Preparatory School is a selective co-educational day school for pupils aged 4-8 years. After attending The Hollies, students can progress to Twycross House School, located on the opposite side of Sheepy Road, which is a co-educational day school for pupils aged 8-18 years. Both of the school sites are within the same ownership, they operate in association with one another and share certain facilities such as the swimming pool and sports hall.

3.0 RELEVANT PLANNING HISTORY

- 08/00696/FUL | Extension to form stairs with W.C and staff room | PERMITTED
- 07/01440/COU | Change of use from residential into school classrooms | PERMITTED

4.0 DESCRIPTION OF THE PROPOSAL

- 4.1 The application proposes a single storey, ground floor, extension to the west side facing elevation (facing Sheepy Road). The proposed extension equates to 16m² net increase in floor space.
- 4.2 The proposals include the insertion of four additional conservation style roof light windows to the rear roof slope (north side elevation) and the reconfiguration of an existing window opening to provide an additional doorway opening to the front elevation (south side facing).
- 4.3 The internal accommodation is to be reconfigured so that rather than providing seven smaller teaching rooms, the space will instead provide three larger classrooms, improved toilet facilities, an office and staff room. The proposals will provide a much improved teaching space for the school and allow for an Early Years Foundation Stage (EYFS) offer for children from 3 years of age.

5.0 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 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 material considerations indicate otherwise. The development plan currently comprises the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 [Core Strategy \(2009\)](#)

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

- Spatial Objective 3: Community
- Policy 12: Rural Villages

5.3 [The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)\(2016\)](#)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Car Parking
- Policy DM25: Community Facilities

5.4 [National Planning Policies and Guidance:](#)

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

6.0 POLICY ASSESSMENT

6.1 The Key Issues are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Heritage Assets
- Landscaping, ecology and biodiversity
- Drainage and flood risk
- Planning balance and overall conclusions

6.2 **Principle of development**

6.2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) (2024) states: planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

6.2.2 Paragraph 11 of the NPPF and **Policy DM1** of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with an up to date development plan should be approved without delay.

6.2.3 **Spatial Objective 3** of the adopted Core Strategy seeks to ensure the rural communities have access to a range of education, community, leisure facilities and employment opportunities in the Key Rural Centres to support, enhance and improve the sustainability, vibrancy and vitality of the rural areas.

6.2.4 **Policy DM25** of the SADMP encourages the provision of community facilities and seeks to prevent the loss of existing provision.

6.2.5 The site is located within the existing development boundary of Twycross which is classed as a rural village within the adopted spatial hierarchy in the Core Strategy. The building is part of an existing Pre-Preparatory School and as an education facility it is an existing community facility. The proposals seek a modest extension (16sqm) and other alterations to facilitate improvements to the teaching environment, facilities and overall educational offer at the school. The improved facilities will cater for the addition of Early Years Foundation Stage (EYFS) provision for children from age 3 years upwards and will complement the established use of the site as a non residential, educational institution. It is concluded, the proposals meet with the objectives of the adopted development plan and the principle of development can therefore be supported.

6.3 **Design, character and the historic environment**

- 6.3.1 The existing structure is not a listed building. The site does, however, fall within the Twycross Conservation Area and the building is identified as an unlisted building of local historical and architectural importance within the Conservation Area Appraisal. Within the vicinity of the site is 'The Hollies' which is Grade II listed. Other nearby designated assets include: Twycross House School (Grade II), Twycross War Memorial (Grade II), Manor Farmhouse (Grade II), Church of St James (Grade I) together with William Dickinson memorial and Mary Farrin Memorial. However, these are set further away from the site than The Hollies, located on the opposite side of Sheepy Road at Twycross House School and along Church Street.
- 6.3.2 When determining applications, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Councils to have special regard to the desirability of preserving a listed building or its setting (section 66)⁴ and to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).
- 6.3.3 **Paragraph 208** of the NPPF states: local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
- 6.3.4 **Para 210.** In determining applications, local planning authorities should take account of:
- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.3.5 Local planning authorities should look for development opportunities in conservation areas [**para. 219**], accepting that not all elements of a conservation area will necessarily contribute to its significance [**para. 220**].
- 6.3.6 **Policy 12** in the adopted Core Strategy requires new development to respect the character and appearance of the Twycross Conservation Area by incorporating locally distinctive features of the conservation area into the development.
- 6.3.7 **Policy DM10(c)** of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. **DM10 (d)** states: the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.
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6.3.8 **Policies DM11, DM12 and DM13** of the SADMP seek to protect heritage assets, historic landscapes and archaeology. The Borough Council will protect, conserve and enhance the historic environment through the careful management of development that might adversely impact both designated and non-designated heritage assets.

6.3.9 The proposed extension is small in scale and the window alterations are minor in nature. The extension is designed as a subordinate addition to the main building; it is architecturally sympathetic to the character of the existing building and is to be finished in traditional materials to match the existing. Whilst located on the road side elevation, the new extension will not appear as a prominent addition and will, in part, be concealed by the existing brick boundary wall already shared with Sheepy Road. The additional conservation style roof lights proposed to the rear roof plane will match those already existing and will not be readily viewed from within the street scene by virtue of the orientation of the building and other pre-existing buildings located to the rear. The new doorway to the front elevation does not negatively impact the rhythm of the existing fenestration. It is concluded the proposals do not negatively impact the character of the building or its contribution to the character of the conservation area. An extract copy of the proposed elevation plan and some street scene images are provided below.



6.3.10 The nearest listed building is The Hollies. This is set within the same school site as the application building. The two buildings are separated by intervening school buildings and the proposals will not impact the overall setting of the nearby listed building.

6.3.11 Summing up the architectural design, scale of development and choice of materials complements the existing character of the building and would meet with the objectives of the development plan and Framework in seeking to ensure the protection and conservation of the historic environment and delivery of high quality design.

6.4 **Residential amenity**

6.4.1 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.

6.4.2 **Policy DM10 (a) and (b)** of the SADMP states development will be permitted provided that 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 and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

6.4.3 The proposals are positioned within an established school site. The extension does not encroach toward neighbouring residential properties nor do the new windows cause concern for matters of overlooking. The design delivers a high quality teaching environment without adversely impacting the amenity of existing nearby residents. The proposals do not cause any conflict with DM10 (a) and (b).

6.5 **Highway safety**

6.5.1 **Paragraph 116** of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.5.2 **Policy DM17** of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.

6.5.3 **Policy DM18** of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.

6.5.4 The proposals seek a small scale extension to an established school building. The existing point of access and current car parking arrangements are to be utilised by the development. With an extension of just 16m², the net increase in internal floor space for the overall school site is small. It is considered the proposed development would not cause conflict with Policies DM17 and DM18 of

the SADMP.

6.6 Trees, landscaping and biodiversity

6.6.1 **Policy DM6** of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

6.6.2 The extension is proposed on a small unused area of the site which is currently a small area of amenity grass/garden with some low level garden boundary shrubs.

6.6.3 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

- Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

The proposed extension equates to a net increase of just 16m² of internal floor space. The new development impacts less than 25m² of amenity garden landscaping. The proposals thus fall within the category of development falling below the threshold.

6.7 Drainage and flood risk

6.7.1 **Policy DM7** of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

6.7.2 The site is in Flood Zone 1 and the EA flood maps do not indicate the site to be at risk of surface water flooding. There are no flood risk or drainage impacts to prevent the development.

6.8 The Planning Balance and Overall Conclusions

6.8.1 For the reasons set out in this statement, the proposed development is considered to be acceptable on its own merits and in compliance with the adopted development plan. No adverse impacts or technical reasons have been identified to outweigh the benefits or prevent the development from proceeding. The presumption in favour of development applies and planning permission should be supported without delay.