

Planning, Design & Access Statement:

Proposed residential development of
two single-storey dwellings on land
adjacent to Barwell Constitutional
Club, Chapel Street, Barwell



Introduction

This statement is to accompany a full planning application for the approval of a residential development on land adjacent to Barwell Constitutional Club, comprising two detached single-storey dwellings with associated amenity and parking space.

This Planning, Design & Access Statement should be read in conjunction with the application drawings and planning maps.

Planning History

The application site was the subject of a previous application for change of use, to allow the land to be utilised as amenity space in connection with the club (ref. 02/00480/COU). This application was approved on 20th June 2002.

A full application for the approval of development of four detached single-storey dwellings (later reduced to three at the request of the LPA) was submitted on 20th July 2023 (ref. 23/00716/FUL). This application was refused on 29th April 2024, and is now the subject of a Section 78 Appeal (ref. APP/K2420/W/24/3346306).

The sole reason for refusal of the previous application was as follows:

“1. The development is not judged to meet the standards of good design and represents overdevelopment of the site, leading to adverse impacts upon the amenity of future residents through the relationship between Plots in terms of over dominance and enclosure. Therefore, the development is not in accordance with Section 12 and Paragraph 135 of the National Planning Policy Framework, Policy DM10 of the Site Allocations and Development Management Policies DPD, Policy 22 of the Earl Shilton and Barwell Area Action Plan and the Good Design Guide.”

This proposal attempts to overcome this objection by reducing the number of units and carefully positioning those units within the site. Two options are offered in terms of window locations, should the impact of overlooking between plots still be a concern.

The Site & Local Area

The application site is currently used as amenity space by Barwell Constitutional Club.

The site is bounded to the North by the Chapel Street public highway, and to the West by the Constitutional Club. To the East is 30 Chapel Street, a private residence, and to the South is the George Ward Centre.

New fencing will be erected to determine the site's Western boundary. And the Eastern and Southern boundary treatments will either be retained, upgraded or replaced in agreement with neighbouring landowners.



Figure 1 - The site and immediate vicinity (Google Earth Pro)

The application site is within the Barwell development boundary. The surrounding area is mainly residential, with residential development on the both sides of the public highway. Schools, local shops, places of worship and public houses / restaurants are within walking distance along the High Street, with bus services at the nearby square offering onward travel to Leicester on a half-hourly service.

The Proposal

The proposal is for two new high-quality single-storey dwellings, each with private amenity space and two dedicated parking spaces. The dwellings will present excellent 'green' credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

The proposed development will also incorporate biodiversity and sustainability features, in accordance with the LPA's guidance. Each dwelling will be fitted with an electric vehicle (EV) charging point.



Figure 2 - The application site, looking South from Chapel Street



Figure 3 - The application site, looking North

Planning Policy

The application is to be determined in accordance with the Hinckley & Bosworth Borough Council Local Plan 2006 to 2026, adopted December 2009, the Site Allocations and Development Management Policies DPD (2016), and the National Planning Policy Framework 2023.

Core Strategy Policy 3: Development in Barwell

Policy 3 of the adopted Core Strategy supports development of sustainable sites within Barwell. The site is in a sustainable urban location within the settlement boundary and with good access to a range of services and facilities, as well as public transport.

The pre-application advice received prior to the previous application noted that “[*The*] *Proposal is acceptable in principle for residential development*”

Policy DM10: Development and Design

“Developments will be permitted providing that the following requirements are met:

- a) 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, air quality (including odour), noise, vibration and visual intrusion;*

The proposed dwellings would not adversely impact the privacy and amenity of nearby residents and occupiers. The site is faced by the blank side elevation wall of the Constitutional Club to the West, and tall native hedging separates the site from the George Ward Centre to the South. Care has been taken to avoid any adverse effects on the occupiers of 30 Chapel Street to the West, both through the positioning of dwellings on the Western boundary and the separation distances allowed.

The LPA’s statement of case for the ongoing appeal noted that the positioning of a dwelling adjacent to the boundary with No.30 (in a materially similar position to that proposed in this application) was acceptable:

“5.29 The only residential neighbour to the site is No. 30 Chapel Street to the east. This property has a ground floor window on its western elevation which serves a study. There would be some additional enclosure and loss of light to this window but considered the single storey nature of the proposed dwelling and present existing boundary treatment the additional loss of light and enclosure would not be to an adverse. No. 30 Chapel Street

also has three existing 1st floor windows on the western elevation. Considering the single storey height of the proposed dwellings and the pitch of the roof away from this property these rooms would not experience adverse overdominance or loss of light.”

b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;

The previous application was amended a number of times following discussion with the LPA and its consultees, with the impact of noise from the Constitutional Club being one of the concerns raised by the Council’s Environmental Health officer. As a result, acoustic fencing was introduced to the proposal and is retained for this new application. Please see the submitted block plan for details.

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;

The proposed dwellings will be subservient in scale to neighbouring properties; aside from the obvious greater scale of buildings such as the Club, the Methodist Church opposite the site, and the public house to the West, the vast majority of residential properties are two-storey.

The dwellings will be finished in facing brickwork, with good-quality artificial slate to roofs and grey window frames, composite doors and rainwater goods. Proposed product ranges are noted on the application drawings.

The LPA noted in its statement of case for the ongoing appeal that:

“2.5. The proposed dwellings are designed in a traditional style and use a palette of materials which is common in the local area. External walls will be finished in facing brickwork with cast stone header and cill detailing to window and door openings. Natural or good-quality artificial slate is proposed for each roof. Window frames, rainwater goods and composite doors will all be finished in grey.”

and

“5.17 On balance, considering the mixed street scene character and development opposite the site, the design of the dwellings is considered to respect local distinctiveness and the street scene and complement the character of the surrounding area. The use of traditional materials would

better reflect the character of the street scene and the use of regular sized windows rather than letter box windows on the eastern elevations of plot 1 would help break up the eastern elevation of this dwelling from a streetscene perspective.”

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

The proposal includes a very simple but effective scheme of hard and soft landscaping. Each dwelling will be afforded a modest but easily maintainable garden with native planting to soften the impact of boundary fencing.

The shared private driveway will be formed in blockwork paviers, with parking spaces finished with locally-sourced gravel. Timber fencing will demarcate the boundaries of each plot.

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

The orientation of the dwellings and position behind the established building line are dictated to a large extent by the constraints of the site and limited options for access. Nevertheless, the proposal will make use of modern methods of construction and available technologies to add a high-quality, thermally-efficient dwelling to the local housing stock.

A water consumption calculation has been undertaken to assess the efficiency of the proposed development. Based on details known at this stage, it is anticipated that each dwelling will comfortably meet the target of not more than 110 litres per person per day maximum water consumption. It is proposed that surface water will drain to soakaways within the application site, subject to on-site percolation tests to determine the suitability of this system.

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

The proposal includes charging points for an electric vehicle fitted to each dwelling.

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

The use of soakaways to drain surface water is anticipated, subject to percolation testing. Permeable paving and surfacing are included within the hard landscaping element of the proposal.

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

The proposed dwelling will increase natural surveillance of Chapel Street and the amenity land attached to the Constitutional Club. All parking spaces provided will be overlooked by windows from regularly inhabited rooms.

Access

As noted above, access to the site will be via Chapel Street. Each dwelling will be provided with a dedicated parking area 5.5m x 5.3m for two vehicles, in accordance with LCC Highways specification. Visibility splays in excess of 2.4 x 43m will be provided in each direction.

This application retains the same access arrangements as the previously-refused application. LCC Highways had no objection to these arrangements, subject to conditions.

Appearance

The proposed dwelling is designed in a traditional style and uses a palette of materials which is common in the local area. External walls will be finished in facing brickwork with cast stone header and cill detailing to window and door openings. Natural or good-quality artificial slate is proposed to the roof. Window frames, rainwater goods and composite doors will all be finished in grey. Specific product references are noted on the application drawings.



Figure 4 - Typical Illustrative Exterior View showing proposed palette of materials

Layout

The proposed dwellings are to be positioned behind the existing building line and oriented in accordance with the established pattern of development. Drawing HPDO11 'Proposed Block Plan' details the proposed layout of the site.

Landscaping

As noted on the enclosed Block Plan, the applicants plan to landscape the site once construction is completed, with new private garden spaces to each dwelling, and a mixture of hard and soft landscaping. Existing hedging to the northern and eastern boundaries will be removed to facilitate development, and the proposed scheme of planting will seek to mitigate this loss of vegetation.

Scale

The proposed dwellings are subservient to neighbouring properties. Care has been taken to develop a scheme which meets local needs, while not overdeveloping the site. The extent of development has been influenced by discussions with the LPA at pre-application stage, and takes into account the advice given.

Conclusion

The applicants have identified an opportunity to provide high-quality, purpose-built homes on a sustainable site.

The plot is within the Barwell settlement boundary and represents an opportunity to develop an underused site and add two high-quality homes which meet local needs, to the current housing stock.

Both the delegated report and LPA statement of case highlight a number of positives about the development potential of the site and the scheme previously submitted. It is anticipated that, by addressing the concern of overdevelopment and amenity impacts which led to the refusal of the previous application, this proposal will be more acceptable.

Disruption to, and impact on, the local area will be minimal, and the design of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicants would ask Hinckley & Bosworth Borough Council to look favourably upon this application.