

Planning Statement

Erection of a Replacement Dwelling

39 Main Street, Carlton

May 2023

Erection of a Dwelling – 39 Main Street, Carlton

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1 Introduction

- 1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.
- 1.2 The author of this appraisal, Jon Imber, has worked as both a development control and forward planning officer in local government, and more recently as a senior planning consultant in the private sector. He has extensive knowledge of the planning system and experience of the appeals process. He is a member of the Royal Town Planning Institute.
- 1.3 This statement accompanies plans and drawings prepared by DCI Architecture, a highly regarded local practice with significant expertise in projects of this nature.

2 Site and Planning History

- 2.1 The application site comprises a traditional detached dwelling within the rural settlement of Carlton.
- 2.2 Surrounding land uses include residential properties to the south and west, agricultural land to the north and an orchard to the east.
- 2.3 The site is enclosed by a variety of boundary treatments, including timber fencing approximately 2 metres tall to the west, a hedgerow to the north, and a timber fence approximately one metre tall and a hedgerow 3 to 4 metres tall to the east. There is no formal boundary treatment across the road frontage.
- 2.4 The site is relatively flat. It is accessed via a gated driveway off Main Street.

- 2.5 Outline planning permission was granted for the partial demolition of the existing property and erection of a replacement dwelling in December 2022 (LPA reference 22/00675/OUT).
- 2.6 The Stone Farmhouse and Cheese Barn Cottage, which lie on the opposite side of Main Street are Grade II listed. Manor House Farm to the east is also Grade II listed.
- 2.7 The site and surroundings are shown on the following aerial photograph:-



Figure 1 - Aerial photograph of site

3 The Proposed Development

- 3.1 The applicants have been reconsidering the scheme since outline planning permission

was granted in December last year.

- 3.2 It is now proposed to replace the existing property in its entirety,
- 3.3 The design of the replacement dwelling is similar to the indicative details submitted as part of the outline application. The key difference is that the property has been re-positioned and handed which will move it away from the neighbouring dwelling to the west and improve the amenities enjoyed by its occupants.
- 3.4 The site access is to be repositioned so that the driveway runs to the west of the dwelling rather than the east.

4 Planning Policy Context

National Planning Policy Framework

- 4.1 Paragraph 2 of the NPPF states that “applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise”.
- 4.2 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay.
- 4.3 Paragraph 12 confirms that the presumption in favour of sustainable development established by the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development

that conflicts with an up-to-date local plan should not usually be granted planning permission, and decisions that depart from an up-to date development plan should only be taken if material considerations in a particular case indicate that the plan should not be followed.

- 4.4 Paragraph 60 of the NPPF expresses a commitment to delivering housing growth. It states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”.
- 4.5 Paragraph 126 of the Framework relates to design quality. It states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.
- 4.6 Chapter 16 of the NPPF relates to heritage considerations. Relevant policies are considered in detail in the Heritage Statement at Chapter 6 of this report.

[Hinckley and Bosworth Core Strategy \(2009\)](#)

- 4.7 Carlton is identified as a ‘Rural Hamlet’ by the Hinckley and Bosworth Core Strategy. Policy 13 of the Core Strategy relates specifically to development in the Rural Hamlets and is broadly supportive of additional housing development within the built framework of the settlement.

Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016)

- 4.8 The Borough Council's Site Allocations and Development Management Policies DPD (SADMP) sets out a settlement boundary for Carlton. The application site lies within the settlement boundary.
- 4.9 Policy DM10 of the SADMP requires that new development either complements or enhances the character and appearance of its surroundings and does not compromise the amenities enjoyed by the occupiers of nearby properties.

5 Planning Considerations

Principle of Development

- 5.1 The site lies within the settlement boundary of Carlton, where the broad principle of limited residential development is established by Policy 13 of the Hinckley and Bosworth Core Strategy. The outline planning permission granted last year, which remains extant, further bolsters the principle of development.
- 5.2 The proposals seek to replace the existing dwelling. They would not involve a net gain in the number of dwellings on the site.
- 5.3 The proposals therefore constitute sustainable development as supported by both local and national planning policies.

Design & Visual Impact

- 5.5 The proposed dwelling has been informed by the massing and design of the existing property. It would effectively appear as a repositioned version of the existing dwelling with a contemporary addition to the rear.
- 5.6 There is a notable example of contemporary design integrated within a traditional backcloth at The Glasshouse, which lies just west of the application site. This sets a visual precedent and shows how the juxtaposition of contemporary and more traditional properties can combine to present a varied and interesting streetscape.
- 5.8 The proposals would result in an increase in built form on the site. However, the plot is relatively large (c.0.23 hectare), and more than sufficient space is retained for parking, turning and outdoor amenities. The scale of the proposed dwelling is commensurate with the plot and surrounding built form and would not result in overdevelopment of the plot. The overall size of the dwelling is similar to that approved last year.
- 5.9 The proposals would not harm the character or appearance of the area.

Impact upon Residential Amenity

- 5.10 The proposals are sufficiently distant from Manor House Farm to avoid causing any material loss of daylight or privacy to its occupiers.
- 5.11 Number 37 Main Street has a blank gable end facing the application site. The two storey elements of the proposed dwelling have been kept outside of a 45-degree splay taken from the centre of ground floor principal openings on the rear elevation

of no.37. The proposals will not therefore result in an unacceptable reduction in daylight or privacy to 37 Main Street.

- 5.12 The proposed dwelling is slightly further from properties on the opposite side of Main Street and as such will have a lesser impact than the existing property.
- 5.13 The proposals therefore safeguard the amenities enjoyed by the occupiers of neighbouring dwellings. The proposals therefore accord with the requirements of Policy DM10 of the SAMDP relating to residential amenity.

Highway Safety

- 5.14 Paragraph 111 of the NPPF states 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.”*
- 5.15 The proposals do not involve any increase in the total number of dwellings on the site. Main Street is subject to a 30mph speed limit and visibility is good in both directions.
- 5.16 The proposals would not therefore prejudice the safe or efficient use of the highway network.

Other Material Considerations

- 5.17 The site lies within Flood Zone 1 where there is a less than 1 in 1000 annual probability of fluvial flooding. The proposed dwelling will not therefore be at

unacceptable risk from flooding and will not materially increase flood risk elsewhere.

- 5.18 There are no other material planning considerations preventing the approval of these proposals.

6 Heritage Statement

- 6.1 The Stone Farmhouse and Cheese Barn Cottage, which lie on the opposite side of Main Street are Grade II listed. Manor House Farm to the east is also Grade II listed.

- 6.2 Paragraph 194 of the NPPF requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 6.3 The listing description of The Stone Farmhouse and Cheese Barn Cottage reads as follows:-

*"CHARLTON 13-OCT-1986 MAIN STREET (South Side) SK39550495 Nos. 24 and 26
STONE HOUSE FARMHOUSE AND CHEESE BARN COTTAGE*

GV II

Farmhouse, now two dwellings. Partly late 17th Century, extended 19th Century. Coursed limestone rubble, extended in brick, with plain tiled roof. Ridge stacks with twin diagonal flues. Older section to right, two storeys, two unit plan with central door in stone chamfered architrave flanked by three light wood mullioned and transomed windows in stone architraves. Fire window to left with chamfered stone architrave. Thirty two light casements over. Two bays added beyond with two light casement windows and central doorway (No.26, Cheese Barn Cottage). Archway section remodelled late 20th Century to left. The adjoining house to far left, No.28 (The Old Barn) is not of special architectural interest and not included."

6.4 The listing description of Manor House Farm reads as follows:-

"CARLTON, MAIN STREET (north side), No. 45 (Manor House Farm)

(Formerly listed as Church Farmhouse)

GV II

Farmhouse. Late C18. Partially limestone rubble though extended in brick, with plain tiled roofs. Two storeyed, gable onto street, but lower rear wing parallel to it, containing doorway in small lean-to. Main block of two units with 3-light casement and 4-light sash windows, with one bay to left added in brick. Lower section towards street with the doorway and 16-light sash window to first floor in gable. Partial cambered heads of blocked window openings visible. Rear wing has blocked window and 3-light casements to ground floor, 16 pane sash windows above. Gable and axial stacks."

- 6.5 The Leicestershire HER does not offer any additional information on either property.
- 6.6 The significance of The Stone Farmhouse, Cheese Barn Cottage and Manor House Farm is considered to derive from their architectural value. They are well-preserved examples of the local vernacular.
- 6.7 Paragraph 197 of the NPPF advises that in the determination of planning applications local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.8 Paragraph 199 advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 6.9 The proposals would not affect the fabric of the nearby listed buildings. Any impact is therefore confined to their settings.
- 6.10 Both buildings are viewed in the context of both traditional and more modern domestic properties in the village. The proposals would not fundamentally change that setting and would not introduce an alien feature. The impact of the scheme upon the setting of the listed buildings is further reduced through the replication of the traditional frontage to Main Street.

- 6.11 The proposals not therefore harm the significance of the listed buildings.
- 6.12 As such there is no requirement to apply the tests set out in paragraphs 201 and 202 of the NPPF in this instance.

7 Conclusions

- 7.1 The proposals involve the erection of a replacement dwelling within the settlement boundary of Carlton. The broad principle of development is therefore established
- 7.2 The proposals do not harm the character or appearance of the surroundings or the setting of nearby heritage assets.
- 7.3 The proposals will not prejudice the safe or efficient use of the highway network, and will not compromise the amenities enjoyed by the occupiers of neighbouring dwellings.
- 7.4 The proposals therefore constitute sustainable development which accords with local and national planning policies. It is therefore respectfully requested that the application be approved.