

Design and Access Statement Incorporating Assessment of Planning Policy

10th April 2026 – Andrew Large

Contents

1.0 Introduction	2
2.0 Site Appraisal.....	2
2.1 Physical & Environmental Context.....	2
3.0 The Proposal	2
4.0 Design Component.....	3
4.1 Use	3
4.2 Layout.....	3
4.3 Amount	3
4.4 Scale	3
4.5 Appearance	3
5.0 Access Component.....	3
6.0 Planning Policy	4
6.1 National Planning Policy Framework 2024	4
6.2 Hinckley and Bosworth – Site Allocations and Development Management Policies DPD	4
7.0 Conclusion.....	4

DESIGN AND ACCESS STATEMENT INCORPERATING ASSESSMENT AGAINST PLANNING POLICY

1.0 Introduction

This statement has been prepared in support of a householder planning application for the extension and alteration of the existing dwelling at Linton Farm, Merrylees Road, Thornton. The application is accompanied by a location plan together with existing and proposed plans and elevations.

The proposal seeks to provide additional ground floor and first floor accommodation through a well-considered extension and associated elevational alterations. The submitted proposed plans identify an additional 37.5 square metres of ground floor gross internal area and 22 square metres of first floor gross internal area.

This statement sets out the site context, the form of development proposed, the relevant planning considerations, and an assessment of the proposal against national and local planning policy.

2.0 Site Appraisal

2.1 Physical & Environmental Context

The application site relates to an existing detached dwelling known as Linton Farm, positioned off Merrylees Road, Thornton. The property is set within a clearly defined residential curtilage and occupies a generous plot.

The existing dwelling is substantial in scale and provides accommodation at both ground and first floor levels. The site benefits from space around the building for parking, turning and private amenity, and is therefore capable of accommodating an extension without appearing cramped or overdeveloped.

The site occupies a rural setting and forms part of an established group of buildings at Linton Farm. The dwelling is experienced as an existing residential property within its own plot and the proposal is confined wholly to that established domestic curtilage.

The surrounding context is characterised by open land and dispersed built form. In this setting, the proposal will be seen as an alteration and extension to an existing dwelling rather than as a new or isolated form of development.

3.0 The Proposal

The application seeks planning permission for extensions and alterations to the existing dwelling.

The proposed plans show additional ground floor accommodation and new first floor accommodation within the extended roofed form. The scheme also includes internal reconfiguration and external alterations to create a coherent and balanced overall appearance.

The proposed development provides:

Additional Ground Floor GIA: 37.5 sq m

Additional First Floor GIA: 22 sq m

4.0 Design Component

4.1 Use

The dwelling will remain in use as a single private dwellinghouse. The proposal is therefore entirely domestic in nature and does not involve any material change of use.

4.2 Layout

The proposed layout has been designed around the established form of the existing dwelling. The extension integrates into the existing building and rationalises the internal arrangement so as to provide improved living accommodation at ground floor level together with additional first floor space.

The proposal remains clearly subservient to the overall residential plot and does not extend development beyond the established curtilage.

4.3 Amount

The extent of development proposed is modest in the context of the size of the existing dwelling and its curtilage. The scheme provides meaningful additional accommodation without resulting in a disproportionate or over-dominant addition.

4.4 Scale

The scale of the proposal is appropriate to the host dwelling. The proposed plans and elevations show an extension that respects the proportions of the existing building and sits comfortably alongside it. The enlarged form remains visually read as one dwelling and the existing house remains clearly legible within the overall composition.

4.5 Appearance

The proposed elevations show a coherent extension that reflects the form and detailing of the existing dwelling. The roof form, wall planes and fenestration are arranged so that the proposal reads as a natural evolution of the host property rather than as an awkward or incongruous addition.

Subject to the use of matching or complementary external materials, the proposal would achieve a satisfactory and unified appearance. The overall design approach is sympathetic to the host dwelling and appropriate to its setting.

5.0 Access Component

The site already benefits from an established access from Merrylees Road. The proposal does not alter the existing access arrangements and there is sufficient space within the site for vehicle parking and manoeuvring associated with the enlarged dwelling.

A generous level of private amenity space will also remain available to serve the property. The proposal therefore maintains the practical and functional operation of the site.

6.0 Planning Policy

6.1 National Planning Policy Framework 2024

The National Planning Policy Framework promotes sustainable development and supports high quality design that responds to local character while creating places that function well and add to the overall quality of an area.

As a proposal for the extension of an existing dwelling, the development is acceptable in principle subject to detailed matters of design, amenity and parking. The proposal represents an efficient and appropriate improvement to an established residential property and does not give rise to any wider land use conflict. It is therefore consistent with the general objectives of the Framework.

6.2 Hinckley and Bosworth – Site Allocations and Development Management Policies DPD

The key considerations for this application are those relating to design quality, impact on residential amenity, and adequacy of parking provision. Relevant policies include Policy DM1: Presumption in Favour of Sustainable Development, Policy DM10: Development and Design, and Policy DM18: Vehicle Parking Standards.

Policy DM1 establishes a presumption in favour of sustainable development. The proposal involves the improvement and extension of an existing dwelling within its established residential curtilage. It is a modest form of domestic development that is sustainable in nature and should be supported unless material harm is identified.

Policy DM10 requires development to complement or enhance the character of the surrounding area in terms of scale, layout, mass, design, materials and architectural features, and to avoid significant adverse effects on the privacy and amenity of nearby residents.

The proposal satisfies these criteria. The extension has been designed so that it integrates with the host dwelling and appears as a proportionate and sympathetic addition. In amenity terms, the proposal is domestic in character, contained within a generous plot, and of a scale that is not considered likely to give rise to unacceptable overlooking, overbearing impact, or material loss of light.

Policy DM18 seeks to ensure that development proposals provide an appropriate level of parking. The site benefits from a sizeable curtilage and established access arrangements, and sufficient space remains within the plot for parking and manoeuvring associated with the enlarged dwelling. The proposal therefore complies with the objectives of this policy.

7.0 Conclusion

This application seeks planning permission for the extension and alteration of the existing dwelling at Linton Farm, Merrylees Road, Thornton. The proposal has been designed as a proportionate and sympathetic addition to the host dwelling and will provide improved residential accommodation through the addition of 37.5 sq m of ground floor space and 22 sq m of first floor space.

The proposal is acceptable in principle as an extension to an existing dwellinghouse. In design terms, it responds appropriately to the form and character of the existing building. It would not result in

unacceptable harm to the character and appearance of the site or surrounding area, and it is not considered to give rise to any material harm to neighbouring residential amenity. Adequate parking and private amenity space will remain available within the site.

The proposal is therefore considered to accord with the relevant provisions of the National Planning Policy Framework and the Hinckley and Bosworth Site Allocations and Development Management Policies DPD. Planning permission should accordingly be granted.

Signed



Andrew J Large MRICS FAAV

Dated: 10th April 2026