

Design and access/ planning statement 1 John Nichols Street Hinckley LE10 0LB



Proposal – Erection of new three bedroom dwelling on existing garden /amenity space of host dwelling.

The application site is John Nichols Street Hinckley LE10 0LB.

The surrounding area is residential in character. The dwellings along the street are varied in form and character but comprise of a mixture of detached, semi detached or terrace properties.

The application site comprises of existing garden land adjacent to the host dwelling of 1 John Nichols Street.

The site has pedestrian and vehicular access to the site and existing garage serving the host dwelling. The frontage of the property has tall hedges for privacy and obscure the view of the site.

The existing garage will be demolished to make way for the new proposal.

Following a favourable outcome at pre- application we amending the scheme to take on board comments made available during this process. the new application looks to obtain planning permission for the erection of a three bedroomed dwelling.

Pre application feedback

At pre application there were many areas that met the various policies applicable to the application , These are set out below,

Principle of development

The application site is located within the identified settlement boundary of Hinckley and is therefore a location that is sustainable in principle.

The proposal although detached would not look out of place or unbalance or harm the streetscene due to no 1a and 107 which are also detached and close to the development site.

The residential surrounding the proposed site are typically rectangular, however there are existing examples of triangular plots along Westfield Rd which would not cause harm to the surrounding area.

The density of development would appear acceptable as it is approx. 200sqm which is consistent with the established density and pattern of development in the surrounding area.

The proposed development has been designed with a layout that reflects the surrounding context along John Nichols street with the dwelling, set back consistent with the current street pattern. The L shaped plot differs from some plots but there are various plot layouts in an around the area which would consider this acceptable.



In terms of scale the average footprint of a detached property is 62 sqm. The proposed is a bit less than the average surrounding detached dwelling at approx. 51.45sqm but considered acceptable.

The proposal would use the existing access from John Nichols street which currently serves the existing garage. As the existing garage is to be demolished its access and dropped kerb would be reused for the proposal property .

The frontage will be a combination of parking and front garden making a welcome addition following the removal of 1 of the mature hedges currently in place.

Impact on residential amenity

The most potential impact would be on neighbouring properties, 1 John Nichols , 1a and no 109 and 111 Westfield. The proposed would project beyond no1 but does not breach the 45 degree rule and does not cause any overshadowing or loss of privacy.

No 1a to the south of the proposed is closer but doesn't breach the 45 degree rule or overshadow or appear over dominant.

No 109 and 111 are located to the south. The proposal has a significance distance of over 21m so would not cause overbearing, dominance or overlooking.

The proposal seeks to use the existing access point from John Nichols Street which meets the minimum access width required for private access to one dwelling.

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Due to the new legislation that recently came into affect the site is classed as exempt. Please see the supporting evidence provided with the application.

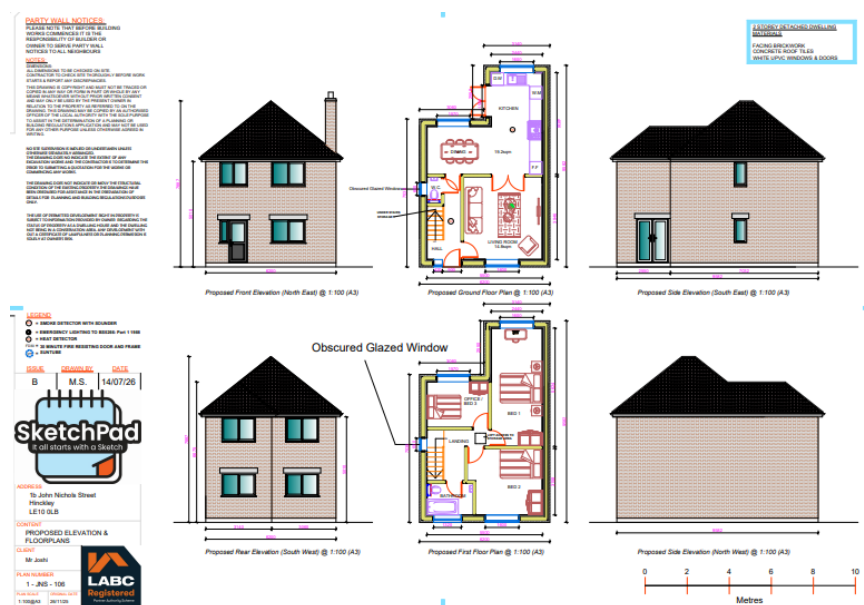
Areas for improvement or further information.

There were a few items that needed some further consideration which has been taken on board and have been amended accordingly if applicable.

The roof design and the addition of stone arches and cills were at odds with the prevailing style of the area and the addition of a chimney would help strengthen the architectural detailing.

This has been amended where possible apart from the roof design due to the constraints/size of the proposal site another roof style would not be possible to apply.

The proposed bedrooms meet the required dimensions. The pre application asked for the primary bedroom to be made wider, however this would unbalance the properties symmetry to the rear elevation so we have left this as designed purely for a more balanced look of the property and the bedrooms still do meet the required space requirements.



There is also reference to storage requirements which we feel has been met with adequate room for storage in the bedrooms and there will be a loft hatch accessible from the landing area so storage would be available in the loft area. There will be understairs storage to the ground floor also.

The rear garden has adequate space for a small shed or other type of garden storage for tools, lawnmowers and other garden equipment.

As part of the application we have included a proposed street scene and a full set of drawings to include site location plans, existing and proposed block plans and full existing and proposed elevations and BNG Exemption information.

We feel the new amended scheme covers all aspects of planning guidance for a new dwelling and we hope it will be looked at as a favourable proposal.

T Swarbrooke