DCDESIGN 11/00811/FUL & 11/00812/CON

© Simon Cheshire Planning

Design & Access Statement

Extensions & alterations to form a residential dwelling 6 Shakespeare Drive, Hinckley, LE10 0BG.

July 2011

Introduction

This statement is submitted in support of the full planning application for extensions and alterations to form a residential dwelling 6 Shakespeare Drive, Hinckley, LE10 0BG.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" and the guidance given in the Department of Communities and Local Government Guidance on information requirements and validation (April 2010), the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

National Planning Guidance

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development'
Planning Policy Statement 3 (PPS3): 'Housing'
Planning Policy Guidance Note 13 (PPG13): 'Transport'

Local Guidance

The site is within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan (2001)

Policy RES5: 'Residential Proposals on Unallocated Sites'
Policy BE1: 'Design and Siting of Development'
Policy BE7: 'Development in Conservation Areas'
Policy T5: 'Highway Design and Vehicle Parking Standards'
Policy REC3: 'New Residential Development - Outdoor Play Space for Children'

SPD / SPG

Hollycroft Conservation Area Statement (March 2011)
Leicestershire County Council's document 'Highways, Transportation and Development'
Supplementary Planning Guidance on New Residential Development
Supplementary Planning Guidance on House Extensions
Play and Open Space Supplementary Planning Document (SPD) (2008).

Principle & Use

The site is located in an established residential area within the settlement boundary of Hinckley. It occupies a sustainable location close to all local public services, amenities and transport links.

Material considerations

The changes to PPS3 seek to protect communities from inappropriate development but not to curtail development where it accords with Local Plan policy. The layout demonstrates the scheme respects the balance and proportion of the existing built form thereby ensuring the character of the area remains unaffected. The proposal therefore accords with the amendments to PPS3 introduced on the 9th June 2010.

Conservation & Heritage

The Hollycroft Conservation Area Statement (March 2011) identifies Shakespeare Drive characterised by large high quality detached or semi detached properties that feature mature and high levels of frontage vegetation meaning the main built form is only occasionally glimpsed from the road.

In relation to 6 Shakespeare Drive the HCAS states the dwelling is not identified as having any local historic or architectural importance and that:

"This dwelling has had several modern extensions and other changes which are not in keeping with its original character. These include concrete roof tiles and cottage style windows."

The proposal will rationalise the previous extensions to re-introduce balance and proportion by mirroring the existing gable feature. The existing access arrangements will be retained and there will be no physical subdivision of the front garden. The views from the street scene will remain essentially unaltered as the site will be read as one dwelling with no resulting impact on the setting of the conservation area.

As the proposal only involves building over the existing footprint, there will be no impact in terms of any archaeological features or historically significant remains.

Amount, layout & design

National policy through PPS1 & PPS3 continues supports well conceived developments that make efficient use of under- utilised land, including that which makes up part of a residential curtilage. The site plan demonstrates how the new dwelling will be located on the footprint of the existing built form and how the scheme is capable of meeting the policy criteria in terms of separation distances, amenity space and parking.

The design and scale of the scheme was informed and influenced by the previously approved extensions. The successful assimilation of the development into the local context is achieved by mirroring the existing key design features and combining them with co-ordinated proportions, materials, colour and detail to reflect the historical evolution of the site. The completed design reflects the existing pattern of built form thus creating a fully integrated design solution.

Ecology, landscaping & boundary treatment

There will be no physical subdivision of the front garden and only the erection of a traditional wooden fence to divide the rear gardens. The existing vegetation will be retained as established features to maintain the local environment. As a result there will be no detrimental effects on the ecology of the area or protected species.

Access & Parking

The current access arrangements will remain unaltered and parking for two vehicles will be provided for each dwelling in accordance with policy T5 and the vehicle parking standards for new developments.

Sustainability

In relation to the development meeting the requirement for the Code for Sustainable Homes, the scheme is essentially extensions and alterations of the existing built form therefore the requirement is not directly applicable in this instance.

Developer Contributions

The Community Infrastructure Levy (CIL) Regulations 2010, Part 11, Regulation 122 provides a statutory duty in respect of planning obligations and requires them to be necessary, directly related and fairly and reasonably related in scale and kind to the development proposed. The Regulation does not replace Circular 05/2005 instead provides a statutory framework in conjunction with existing planning legislation.

Government Circular 05/2005 sets out the Secretary of State's policy on Planning Obligations, and should be given significant weight in decision making and developer contributions.

Contributions sought by the LPA towards improvements of Play & Open Space facilities will have to provide a site specific analysis of the impact of the proposed development upon existing services within the catchment area. A description of how the contributions would be spent to specifically address those impacts and the timeframe will also form part of the justification.

If the LPA can demonstrate that any contributions are necessary to make the development acceptable in planning terms, that they are directly related to the development, and are fairly and reasonably related in scale and kind to the development, then in accordance with paragraph B35 of Circular 05/2005, the applicant would agree to the request of a financial contribution.

A draft Heads of Terms is included in Appendix 1.

Conclusion

The proposed scheme meets the objective of providing additional housing by complementing and maintaining the spatial characteristics of the existing pattern of development.

With the proposal informed by the existing built form and careful design, such a development would not detrimentally affect the amenities of neighbouring properties, setting of the Conservation Area or compromise highway safety therefore represents an integrated, sustainable and sensitive residential development that is appropriate within the local context.

The scheme would also cumulatively contribute to the Council's current shortfall in 5 year housing supply and is therefore recommended for officer support and subsequent approval.

Appendix 1

Site location:

6 Shakespeare Drive, Hinckley, LE10 0BG.

Description of the development:

Extensions & alterations to form 1No dwelling.

DRAFT HEADS OF TERMS

Where appropriate the development will meet the requirements for and costs of, relevant infrastructure and facilities reasonably related to and directly arising from the development pursuant to the advice and guidance of Circular 05/2005.

The Secretary of State advises in paragraph B10 Circular 05/2005:

"...where the development is needed to meet the aims of the development plan it is for the local planning authority and other public sector agencies to decide what is to be the balance of contributions made by developers.....decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place"

Borough Council

The planning obligations to be negotiated with the Borough Council may include Policy REC3

- Play & Open Space Guide – Supplementary Planning Document September 2008