

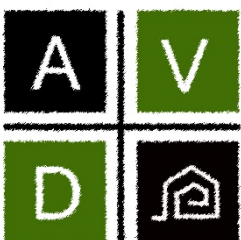
PLANNING STATEMENT, DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT

ERECTION OF A DETACHED DWELLING, DEMOLITION OF EXISTING WORKSHOP AND GARAGES, AND ALTERATIONS TO EXISTING RETAINED GARAGE

No. 44
NEWBOLD ROAD, DESFORD

AVD-808-NRD-PS

April 2024



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1.0 INTRODUCTION & PURPOSE

The Planning Statement is to support the submission for a Full Plans application for the Erection of a Detached Dwelling, Demolition of existing Workshop and Garages, and alterations to existing retained Garage at No. 44 Newbold Road, Desford.

2.0 DESIGN & ACCESS METHEDODOLOGY

The Plans are prepared with reference to:

- The National Planning Policy Framework (NPPF)
- Hinckley & Bosworth Core Strategy (2009)
- Hinckley & Bosworth Allocations and Policies Plan (2016)
- Desford Conservation Area Appraisal & Management Plan
- Desford Conservation Area Appraisal
- The Good Design Guide SPD 2019

3.0 PLANNING POLICIES

The Plans are prepared with reference to Planning Policies:

Core Strategy (2009)

Policy 7: Key Rural Centres

Policy 11: Key Rural Centres Stand Alone

Policy 16: Housing Density, Mix and Design

Site Allocations and Development Management Policies DPD (2016):

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM3: Infrastructure and Delivery

Policy DM7: Preventing Pollution and Flooding

Policy DM10: Development and Design

Policy DM11: Protecting and Enhancing the Historic Environment

Policy DM12: Heritage Assets

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

4.0 PLANNING HISTORY

Previous Planning history:

- Change of use of shop to Domestic Garage – Ref. 92/00451/4
Permitted 2 June 1992
- Alterations to form a new shop in existing workshop and new garage in existing shop – Ref. 87/00072/4 - Permitted 19 October 1988
- Retention of ariel mast – Ref. 83/00045/4 – Permitted 8 April 1983
- Installation of illuminated projecting sign – Ref. 79/00893/4A
Permitted 3 July 1979
- Retention of ariel mast – Ref. 79/00283/4 – Permitted 2 March 1979
- Taking down existing store shed at rear and build new store – Ref. 79/00028/RM - Permitted 27 March 1979
- Erection of garage – Ref. 77/0004/4M – Permitted 22 March 1977
- Erection of 60ft High Ariel Mast – Ref. 75/00189/4
Permitted 25 March 1975

5.0 SITE ASSESSMENT AND LOCATION

- 5.1 Desford is a village located circa 6.5 miles of Leicester and circa 6.5 miles north-east of Hinckley in Leicestershire.
- 5.2 The site itself is located at No. 44 Newbold Road, which is accessed off the B582 or Main Street in Desford.
- 5.3 The land at No. 44 comprises of an existing dwelling house with a linked Workshop and garages.
- 5.4 The existing house at No. 44 which has been recently modernised and is 2 storey in height consisting of a render and brick with a tiled roof finish.
- 5.5 The existing garages are of single storey with flat roof constructions with a brick, render and tile hanging finish, the garage structures have a finished roof height of 4.1m and 2.1m connecting to the host house.
- 5.6 The topography of the site falls 1.18m from back of footpath through to The garden at rear of the existing Workshop.
- 5.7 There is an established dropped kerb already along the front of No. 44
- 5.8 The eastern boundary consists of a 2m high concrete wall and a 1.1m high wire mesh fencing in between a 2m high existing hedge line.



Fig 1. Location Plan



Fig 2. No. 44 Newbold Road – Street Elevation



Fig 3. N. 44 Newbold Road – Workshop / Garage



Fig 4. No. 44 Newbold Road – Link between house and Workshop and Garage



Fig 5. No. 44 Newbold Road – Side elevation of Workshop and Garage



Fig 6. No. 44 Newbold Road – Side elevation of Workshop and Garage



Fig 7. No. 44 Newbold Road – Rear elevation of Workshop and Garage



Fig 8. No. 44 Newbold Road – Internal view of Workshop and Garage



Fig 9. No. 44 Newbold Road – Garden

6.0 CONTEXT

- 6.1 The existing house was likely built in around the 1950's – 1960's but an actual date of build is not known. The existing garages and workshop appear to have been built in the 1970's going by Planning history.
- 6.2 The application site falls just outside of the Desford Conservation area itself but is located in close proximity to Historic Building (East of No. 44) which is Grade II listed – Refer to Reference A on the Conservation appraisal map in section 7.
- 6.3 The Listed Building is circa 15th Century and known as the The Malt House at No. 40-42 Newbold Road. The property that was formerly three cottages, originally timber framed, largely under-built in brick in Flemish bond with burnt headers, plain tiled roof with external gable chimney stacks at each end as features.



Fig 10. No. The Malt House

- 6.4 Along Newbold Road there is an array of mixed styled traditional properties built at varies time through past years, which comprise of Brick and rendered properties with vernacular detailing, and many properties boasting feature chimneys to compliment the area.

Along Newbold Road and opposite the site the dwellings are positioned much higher and the two storey properties on the south side have been constructed above high brick retaining walls, this due to topography, creating differing roof heights which provide a dramatic change in the street scene.



Fig 11. Newbold Road looking West



Fig 12. No. 37 opposite the site on Newbold Road



Fig 12. No. 37 – 51 along Newbold Road – Looking East

6.5 In and around Desford and located immediately to the Western side of No. 44, house numbers 46 – 52 there are a number of infill sites with houses built in the 1980's, which don't specifically respect the traditional character of Desford and its Conservation area by way of its design and materials.



Fig 13. No. 46 – 52 adjacent to the application site on Newbold Road



Fig 14. Brick and Render to terrace properties on Newbold Road



Fig 15. Brick detached dwelling on Newbold Road (Infill development)



Fig 16. Mock Tudor style dwelling and a Brick with render detached dwelling on Newbold Road (Infill developments)



Fig 17. Brick features with render detached dwelling on Newbold Road (Infill development)

7.0 HERITAGE STATEMENT

Assessment of Heritage Significance

- 7.1 The site is located just outside Desford's Conservation area and from the Malt House on Newbold Road marks the start of the Conservation area from the North West side of Desford.
- 7.2 The village boasts some of the oldest and best architectural features for Villages in Leicestershire.

The Conservation area has distinctive Character areas as below:

Area A: The High Street

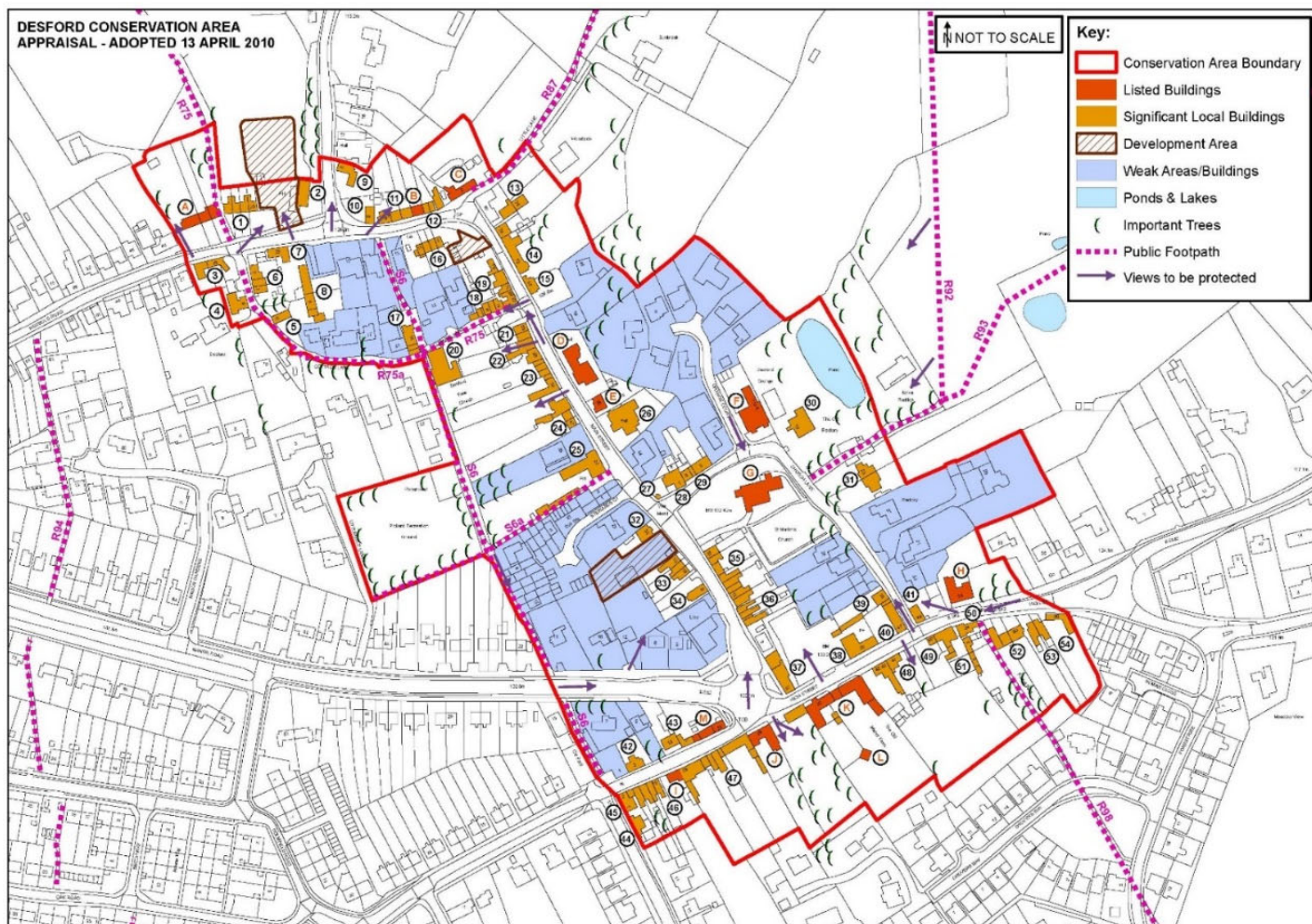
Area B: The Jitties

Area C: Newbold Road and North Main Street

Area D: The Church and its Environs

Area E: Church Lane

The important Listed Buildings in close proximity to the site (refer to Desford Conservation Area Appraisal Map:



**DESFORD CONSERVATION AREA
APPRAISAL - ADOPTED 13 APRIL 2010**

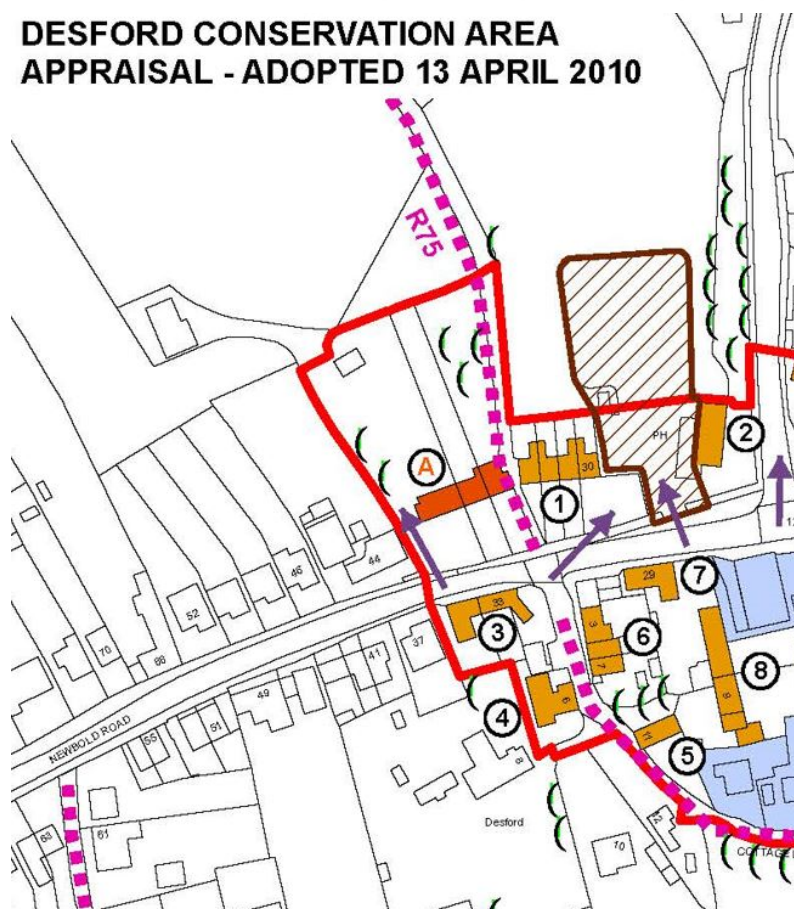


Fig 18. Conservation area appraisal map and legend

Assessment of Impact:

- 7.3 The impact of the proposals on the Conservation Area and the Grade II Listed Malt House will have a minimal impact.

Mitigation Strategy:

- 7.4 The proposed dwelling would be positioned between No. 44 and 46 on Newbold Road and No. 44 automatically creates a buffer between the Malt House and the application site itself so there is not a direct impact visually.

The application site creates an opportunity of removing the out of character Workshop and Garage and providing a new dwelling to add to the character of the street scene.

8.0 JUSTIFICATION

- 8.1 The existing Workshop and Garages are not in great condition, which provide an opportunity to infill of the existing site with a new dwelling and removal of existing structures should be seen as a positive contribution to the immediate surrounding such as Listed Buildings and Important structures, and the Conservation area as a whole.

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 The applicant is seeking to make optimal use of the site which is entirely within a residential area and a suitable location for small scale development. There are a number of properties that are detached, Semi-detached and Terraced within the immediate setting, which reflects that a Detached house in this location would not look out of character.
- 9.2 The site comprises of an existing Workshop and Garages not directly complimenting the area with having flat roofs.
- 9.3 As part of the application details on how the dwelling would visually look have been submitted, which follow principles of the neighbouring properties.

9.4 Amount and Use:

The site will benefit from 1 No. 3 bed detached residential dwelling to complement the land size.



Fig 19. Proposed Site Plan

9.5 Layout:

The scale of the proposed development has been influenced by existing development within the immediate locality and the available land on the site.

The ground floor of the dwelling will comprise of an entrance hall, Wc, lounge, utility, kitchen and family area.

The first floor of the dwelling will comprise of 4 bedrooms with 2 bedrooms having en-suite facilities and a family bathroom.

9.6 Scale:

The scale will be 2 storey to reflect the existing street scene.

9.7 Appearance:

The appearance of the dwelling will be to compliment the local vernacular with a brick finish to all elevations (type TBC) and Mock slate roof.

Features and detailing:

1. Feature Brick textured panel to front elevation
2. Floating flat roof canopy with timber fins
3. Brick dentil course below cills on front and rear elevations
4. Brick dentil course to eaves with black guttering supported by rise and fall brackets
5. Brick dentil course to verge
6. Soldier course bricks to front and rear elevations above windows
7. Floating rear balcony with feature glazing to opening



Fig 20. Proposed Front Elevation

9.8 Sustainability:

The dwelling shall incorporate sustainability features to reduce the Carbon footprint such as:

1. Air Source Heat Pumps
2. Solar Panels (PV's)
3. Electric Vehicle Charging Point
4. Compost Bin

9.9 Access and Parking:

There is an existing dropped kerb established off Newbold Road, which would provide adequate access parking for 3 off street cars.

A level access to the front door will be provided to meet Part M of the Building Regulations.

9.10 Risk of Flooding and Drainage:

The land falls within flood Zone 1 which has low probability of flooding as per below image.

The existing surface water of the site will be designed to connect into the existing drainage system or to a sustainable drainage system to prevent any water run-off from the site.

The foul system is expected to connect into the existing sewer system.

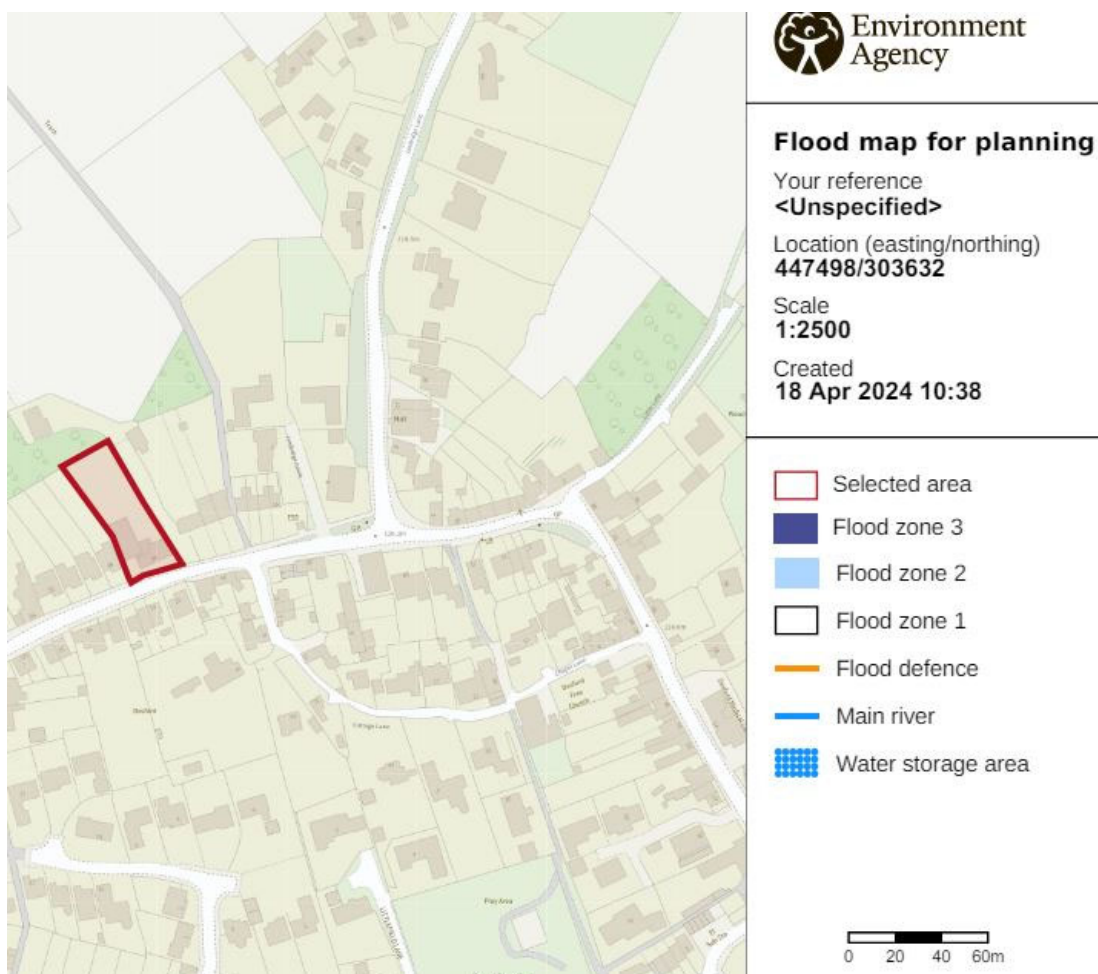


Fig 21. Flood Map

10.0 LANDSCAPING

10.1 Hard Landscaping:

There will be a raised patio area to the rear of the property and connecting side paths from front to back.

10.2 Soft Landscaping:

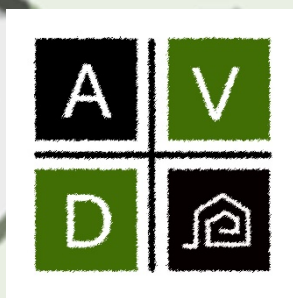
The existing garden will be remain as a grassed area for the garden amenity use with existing foliage as existing along the boundaries.

11.0 SOCIAL CONTEXT

11.1 Wherever possible and economic to do so, local materials, goods and services will be utilised in undertaking the development.

12.0 CONCLUSION

- 12.1 The proposed development will have no adverse impact upon the amenity or character of the area and will be in keeping of the existing area.
- 12.2 Maintaining a good balance of a quality designed house within the landscape and at the same time respecting the natural environment is key.
- 12.3 The site falls within the within an established Settlement and its envisaged the proposal would not be detriment to the local area.
- 12.4 The application site is well-located within the established residential context and is within walking distance of local facilities and services.
- 12.5 The proposed dwelling would complement to reflect traditional styled properties of the area and contextually appropriate in design and proportion to reflect the character of the area.
- 12.6 Sufficient off-street parking is provided within the curtilage of the site which complies with adopted Policies. The proposals would not detrimentally affect the safe efficient use of the local highway network.
- 12.7 We would seek to work in a positive manner with Hinckley and Bosworth Planning Authority in delivering the best design solutions for the site that reflects the natural landscape and surroundings.
- 12.8 The scheme complies with all relevant Planning Policies of the Hinckley and Bosworth Planning Policies and National Planning Framework. In accordance with presumption in favour of such development established by paragraph 11 of the National Planning Policy Framework, it is therefore respectfully requested that Planning Permission should be formally granted.



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