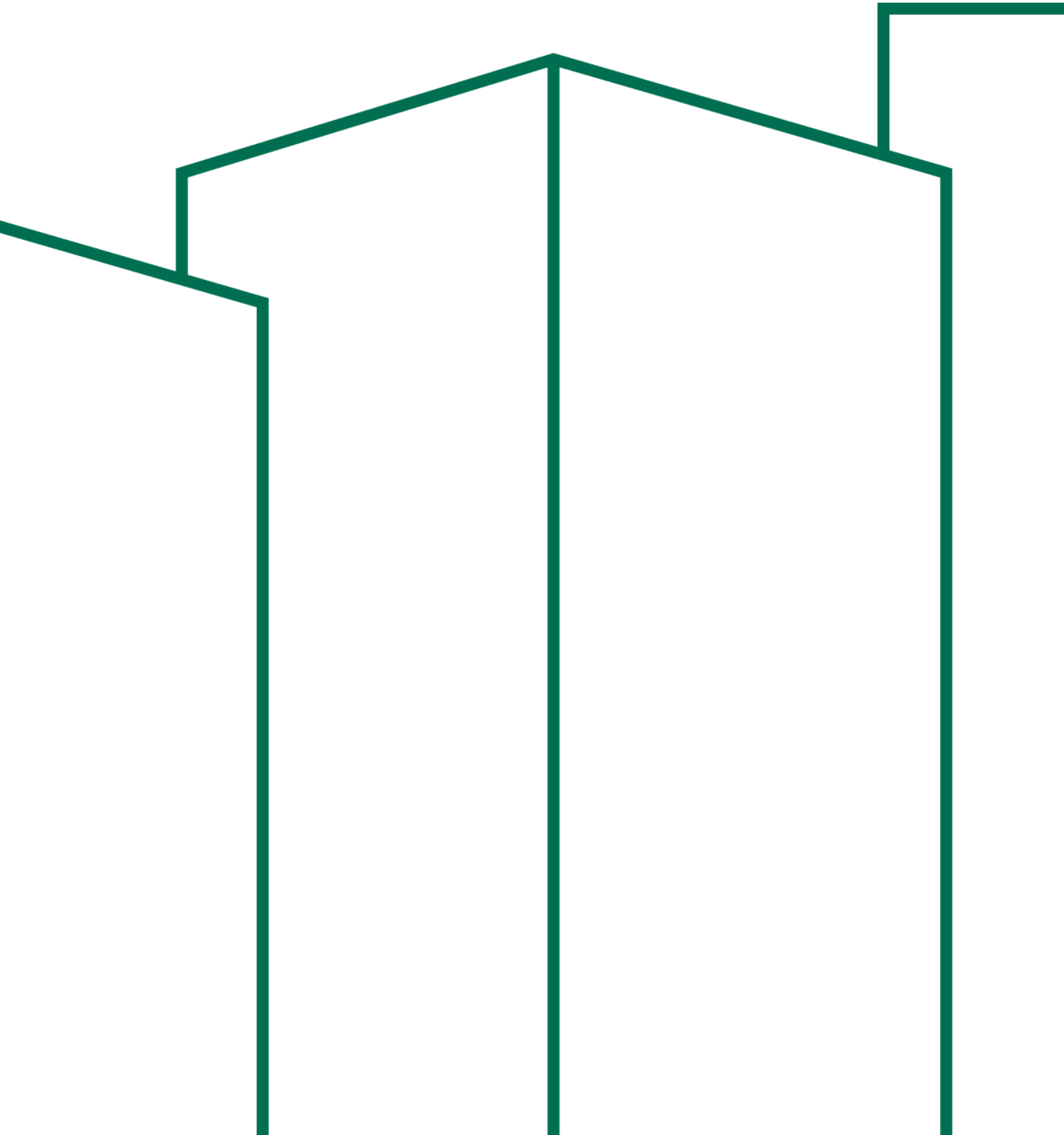


PLANNING STATEMENT

Elmsdale House
Ratcliffe Lane
Sheepy Magna
Atherstone
CV9 3QY



1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany an application for planning permission that has been submitted to Hinckley and Bosworth Borough Council. The application seeks planning permission for the demolition and replacement of the existing dwellinghouse at Elmsdale House, Ratcliffe Lane, Sheepy Magna.

The Application Site and its Surroundings

- 1.2 The application site comprises the property known as Elmsdale House, Ratcliffe Lane, and its substantial curtilage. The application site comprises of some 0.2 hectares. Elmsdale House has the appearance of a two storey post-WWII farmhouse clad in pebble-dash grey render with a mixture of finishes and roof heights indicating where extensions have been added. The property has been the subject of several extensions which have significantly altered the dwellings original design. The property is not listed and is not of any architectural merit.
- 1.3 The application site is located wholly within the settlement boundary of Sheepy Magna. The site is located outside of the Green Belt. The application site is surrounded on three sides by countryside. Ratcliffe Lane runs along the western boundary, with residential development, set in a linear pattern fronting Ratcliffe Lane. The properties along Ratcliffe Lane comprise of an eclectic mix of styles and sizes. These range from semi-detached and detached dwellings, comprising a mix of bungalows and two storey dwellings. The

properties sit upon relatively large plots and are set back from the road frontage behind hedgerows and low brick walls.

- 1.4 The site is located on the eastern side of Ratcliffe Lane approximately 1km to the south of Sheepy Magna village centre.
- 1.5 There are a number of trees within the application site which are predominantly located on the boundary. None of the trees are subject to a Tree Preservation Order.
- 1.6 There are no buildings listed as being of Special Architectural or Historic Interest on the application site. The nearest listed building is some 200m south of the site at Elms Farmhouse, a Grade II Listed Building. The Historic England listing details the property as:

“Farmhouse core of C17, extended in the later C18 or early C19. Timber framed to original range, the rest of brick. Plain tiled roofs throughout. The original range is timber framed in square panels with some straight arched bracing and brick panel infill its gable end has been built out in brick. 2 units are visible with a central doorway and flanking casement windows of 2 and 3 lights, but this range may extend further behind a brick wing which projects in front. Gable end stack. Parallel range to rear, also brick, and formerly 3 storeyed but now 2. It has a rear doorway to one side, and wide casement windows”

Planning History

- 1.7 A review of the publicly available records held by Hinckley, and Bosworth District Council has been undertaken to determine the relevant planning history relating to the site.
- 1.8 Several householder applications have been submitted on the site. Those most relevant to this application are listed below:
- 19/00247/HOU – First floor side extension and external steps to the side/rear – Approved – 01.03.19
 - 05/00803/FUL – Extensions and alterations – Approved – 01.08.05

The Application Proposals

- 1.9 Planning permission is sought for the demolition and replacement of the existing dwelling, with a 'Farmhouse' style property with accommodation over 2.5 storeys as outlined below.
- Ground Floor- Entrance foyer, open plan kitchen, family, dining. Formal lounge, study, games room, utility, store, powder and bedroom with ensuite.
 - First Floor – master bedroom with dressing room and ensuite, two bedrooms with dressing rooms and ensuites and a fourth bedroom with en-suite.
 - Second Floor – two bedrooms and a bathroom
 - Outside – plant room

- 1.10 The existing house and outbuildings on the site have a footprint of 346m² and a volume of 1471m³. The proposal seeks to replace the existing house and outbuildings with a 2.5storey property with accommodation in the roof. The proposed footprint (266m²) is 80m² less than the existing. The proposed volume (1803m³) is marginally more than the existing.
- 1.11 The replacement dwelling is located, largely on the footprint of the existing dwelling but has been set back some 20m from the highway and re-orientated 90 degrees, to align with the prevailing street line of Ratcliffe Lane. The access, driveway and associated hardstanding will be in the same position.
- 1.12 The siting of the proposed dwelling shows a substantial degree of separation between the proposed and neighbouring dwellings. The degree of separation is consistent with the guidelines provided for in the Good Design Guide Supplementary Planning Document (2019).

External Appearance

- 1.13 The proposed dwelling, although of 21st Century construction, will incorporate traditional Georgian design features. The dwelling will be two storeys with rooms within the roof. Rooflights are positioned on the rear elevation. There is single storey accommodation to either side of the dwelling to break up the massing and provide articulation to the design. The dwelling will incorporate several traditional details like stone cills, feature brick headers, brick soldier course and low-level stone plinth detail, a stone entrance portico and traditional sash windows. The hipped roof will incorporate traditional clay roof tiles and to the southern façade will

incorporate flush solar panels. The property will also incorporate traditional chimneys.

- 1.14 The design of the dwelling is considered to be consistent with, and complimentary to, the overall characteristics of residential development surrounding the application site. The overall appearance of the dwelling is consistent with the diversity of design detailing to be found throughout Sheepy Magna and, in particular, in proximity to the application site.

Landscaping

- 1.15 Grounds levels will be reduced by around 1m to incorporate a new patio area with a stepped approach to the rear garden to accommodate the change in levels across the site.
- 1.16 There are a number of trees and hedges adjacent to the development boundary. The existing trees will be retained and protected during the construction phase through the use of heras fencing, erected outside the Root Protection Area boundary before any works start on the site. Within the Root Protection Area, there will be no access, storage or ground disturbance. The provision of tree protection measures can be secured through the use of appropriate conditions upon any planning permission that may be granted.
- 1.17 The proposed development creates new opportunities for new tree planting within the application site. Such new planting can be secured through the use of appropriate conditions.

Access

- 1.18 The proposed development will utilise an existing vehicular access to Elmsdale House off Ratcliffe Lane to the south of the site. The access driveway is fronted by existing brick piers and low-level walls which will be retained.
- 1.19 The driveway will be located to the front of the property to allow for 3 parking spaces.
- 1.20 There is ample space within the application site to enable vehicles to turn so that they can enter and leave the site in a forward gear.

2.0 PLANNING POLICY

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (Framework) sets out the Governments planning policies for England and how they are expected to be applied by local planning authorities. The policies contained within the NPPF are a material consideration in the determination of planning applications.
- 2.2 The NPPF sets out the purpose of the planning system which is to contribute to the achievement of sustainable development. For the planning system this means achieving the three overarching objectives (economic, social, and environmental), which are interdependent and need to be pursued in mutually supportive ways.
- 2.3 The NPPF continues to explain that planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 2.4 Section 4 of the NPPF states that the local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level in seeking to approve applications for sustainable development where possible.
- 2.5 Themes in the NPPF that are of particular relevance to this planning application include:
- Delivering a sufficient supply of homes
 - Making effective use of land

- Achieving well-designed places

Relevant Planning Policies

- 2.6 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan 2006 – 2026 providing the vision and spatial strategy for the borough.

Core Strategy Development Plan Document

- 2.7 The Core Strategy is the key Development Plan Document for the borough. The Strategy relates to the period 2006-2026. It was adopted on 15 December 2009. The following policies are considered relevant to the determination of this application: -

- Core Policy 12: Rural Village
- Core Policy 16: Housing Density, Mix and Design.

Site Allocations and Development Management Policies DPD

- 2.8 The DPD forms part of the Local Plan 2006 – 2026. It was adopted on 12 July 2016. The following policies are considered relevant to the determination of this application: -

- DM1: Presumption in Favour of Sustainable Development
- DM4: Safeguarding the Countryside and Settlement Separation
- DM6: Enhancement of Biodiversity and Geological Interest
- DM7: Preventing Pollution and Flooding
- DM10: Development and Design
- DM17: Highways and Transportation
- DM18: Vehicle Parking Standards

Local Plan Review

- 2.9 Work on the new Hinckley and Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period up to 2039. It is expected that the plan will be submitted to the Secretary of State for examination in 2022. Until this time planning proposals will be assessed against policies contained in the Core Strategy and Site Allocation and Development Management Plan.

Sheepy Parish Neighbourhood Plan

- 2.10 The Sheepy Neighbourhood Plan was made in March 2019. The Sheepy Parish Neighbourhood Area comprises the Parish of Sheepy which contains the settlement of Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and The Cross Hands. The Parish is comprised of a large rural area (3,090 hectares) with a population of 1,174 and 489 homes (2011 Census). The following policies are considered to be relevant to the determination of this application: -

- S10: Housing Development
- S8: Design
- S5: Ecology and Biodiversity

Supplementary Planning Documents

The Good Design Guide SPD (2019)

- 2.11 The SPD encourages high quality design and ensures that consistent rules are applied to the assessment of design by the Council.

3.0 PLANNING CONSIDERATIONS

3.1 The application raises the following issues:

- i) The principle of development
- ii) Design and impact upon the character of the area
- iii) Impact upon neighbouring residential amenity.
- iv) Impact upon highway safety
- v) Other material considerations

Issue 1: The Principle of Development

3.2 The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted Core Strategy. The Strategy identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough. Policy 12 of the Core Strategy identifies Sheepy Magna as a Rural Village. The development vision for these settlements is to focus on the aim of ensuring existing services are supported. To do so, the policy supports housing development within settlement boundaries. Furthermore, policy S10 of the Sheepy Neighbourhood Plan sets out a presumption in favour of residential development on land within the Sheepy Magna settlement boundary subject to proposals being at a scale appropriate to the settlement.

3.3 Sited within the original curtilage, the proposal relates to the construction of a two and a half storey detached dwelling. The existing dwelling and outbuildings will be demolished. The existing dwelling has been extended to the front and rear including the erection of two external staircases. The layout, design and position of the existing dwelling is not consistent with the

prevailing character of residential development along Ratcliffe Lane. The dwellings in the vicinity of the site are predominantly two storey detached dwellings fronting on to Ratcliffe Lane. The existing property at Elmsdale House sits closer to the highway than the neighbouring properties and is orientated so that the gable end fronts the highway.

- 3.4 Having regard to the surrounding built form and the design of the existing house, a replacement dwelling in this location, although of larger built form than the original dwelling, would be led to a visual enhancement and an improved architectural appeal in keeping with the surrounding streetscene along Ratcliffe Lane.

Issue 2: Design and impact upon the character of the area

- 3.5 Policy DM4 seeks to protect the intrinsic value, beauty and open character and landscape character of the countryside. Policy DM10 seeks to ensure that new development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 3.6 There is variety in terms of the style, form, and design of buildings in the vicinity of the site. As a consequence, there is no local distinctiveness of design that is to be followed. Given the mixture that exists in terms of the age, style, size and siting of dwellings in the vicinity of the application site, there is not one predominant architectural style or pattern of development that needs to be followed.

- 3.7 The existing property is a single dwelling of post-war construction which has been subject to numerous extensions. It is constructed in walls comprising of pebble-dash grey render. The building is not of a high architectural order nor does the building possess any special architectural or historic interest. The building is not of a level of significance that will provide sufficient weight for it to be considered worthy of retention.
- 3.8 Although the proposals relate to the construction of a property of a larger scale than the existing, the proposal will be well contained within the plot and positioned on a similar footprint as the existing dwelling to be demolished. The proposed has been re-oriented 90 degrees so that the front elevation faces onto Ratcliffe Lane and has been set further back from the highway to replicate the pattern of development on the western side of Ratcliffe Lane. As such the positioning and layout will be more in keeping with the existing development pattern than the current house which is at odds with the development pattern.
- 3.9 The scale of the proposed replacement dwelling is staggered, decreasing to one storey on either side, this is to break up the massing and decrease the impression of the width of the front elevation when viewed from Ratcliffe Lane.
- 3.10 The massing of the proposed replacement dwelling would be relative to the size of the plot that it would sit within to deliver a balanced development which does not appear over developed. For these reasons it is not considered that the proposed replacement would appear overly prominent in the streetscene.

- 3.11 The application site is located on the edge of the settlement boundary with countryside to the north, east and south. It is considered that due to the re-orientation of the property so that the principal elevation fronts Ratcliffe Lane, views to the countryside will not be detrimentally impacted upon.
- 3.12 No alterations are proposed to the existing access arrangements and the boundary wall and vegetation along the front of the application site along Ratcliffe Lane will be retained and incorporated into the landscape scheme.
- 3.13 Overall, it is considered that the proposal would not have a significant adverse impact on the landscape character of this area of countryside, having regard to the wider pattern of development. Although the proposal would involve a larger built form than the original dwelling, it would be constructed to a very good standard of design and would offer an enhancement to the appearance of the application site whereby existing development is simple in design and form with no significant architectural merit. It is thus considered for the reasons set out above the proposal is in accordance with local policies.
- 3.14 The design and scale of the replacement dwelling proposed, whilst being higher and of a greater mass than the original dwelling, will still for the majority be sat on the original footprint, besides from being reoriented and set back from the highway to replicate the prevailing character of development along Ratcliffe Lane. As such it is considered that the proposal would not unacceptably harm the character and appearance of the area and would accord with policy DM10 and H7.

Issue 3: Impact upon neighbouring residential amenity.

- 3.15 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 3.16 The closest neighbours to the site are those directly opposite fronting Ratcliffe Lane. As the proposed is to be set back further from the highway than the existing, the separation distances between the properties on the opposite side of Ratcliffe Lane will be increased, resulting in increased levels of privacy. It is therefore considered that the proposal would not have any adverse overlooking impacts into neighbouring habitable windows.
- 3.17 Despite the increase in footprint and scale, the size of the application site that the replacement dwelling would be located within means that adequate private residential amenity space will still remain on site.
- 3.18 Overall, the proposed development would retain adequate private amenity within the curtilage of the application and would not cause any adverse overshadowing, overbearing impact or loss of light impacts in accordance with Policy DM10 and the Good Design SPD.

Issue 4: Impact upon highway safety

- 3.19 Policy DM17 supports development that would not have any significant adverse impacts on highway safety. Policy DM18 and P7 requires new development to provide an appropriate level of parking provision.

3.20 The application proposes to utilise the existing access arrangements. Adequate turning and off-street parking provision is provided on site to accommodate the proposed 7 bedroomed property.

3.21 Overall, the proposal would not result in adverse impacts upon highways safety and would be in accordance with policies DM17, DM18 and H7.

Issue 5: Other Material Consideration

Bat and Birds

3.22 The application is accompanied by a Bat and Bird Survey prepared by Tamworth Property Services. The Assessment concludes –

- There is no evidence of bats using the buildings as a place of shelter.
- There was evidence of birds nesting in the dwelling.
- There are no roosting opportunities in the dwelling

3.23 The Bat and Bird Assessment contains several recommendations - .

- The demolition of the building must not occur if birds are nesting in the building until the young have fledged.
- A method of working must be put in place with contractors to ensure that in the event of bats being found they will not be injured.

3.24 In accordance with policy DM6 which require development proposals to demonstrate how they conserve and enhance features of nature conservation.

Land Contamination

3.25 The application is accompanied by a Phase 1 Geo-environmental report. The report concludes -

- Subject to the precautions outlined in the report, the study has shown no reason why the site could not be safely re-developed for the proposed use.
- Risks associated with ground gases are judged to be very low and no special precautions are considered warranted.
- Potential for local ground contamination, particular in the eastern site area, but apart from visual surface observations no site-specific data are available.

3.26 The report contains several recommendations –

- An intrusive ground investigation should be carried out prior to detailed design and redevelopment of the site to allow more detailed design and risk assessments to be undertaken with respect to foundation conditions and possible land contamination.
- Some remedial precautions may be required for the proposed residential development as detailed in the report.

3.27 In accordance with policy DM7 which seeks to prevent adverse impacts from pollution.

4.0 Conclusions

- 4.1 The application site is located within the village settlement boundary of Sheepy Magna. The proposed development would provide the opportunity to reutilise the plot at Elmsdale House, by demolishing and replacing the existing property and outbuildings with a one and half storey property, of a modern, high-quality design which enhances the area and reflects residential development in the local area in terms of its design, layout, access, and density.
- 4.2 Furthermore, the proposed development can proceed without causing adverse impact to the living conditions of existing properties and ensures that the future occupiers of the proposed dwelling are provided with a satisfactory standard of residential amenity.
- 4.3 The proposed development enjoys support from a number of policies in the Development Plan, together with the presumption in favour of sustainable development contained in the Framework. The proposal is consistent with the Policies of the Hinckley and Bosworth Local Plan and the Sheepy Magna Neighbourhood Plan. In these circumstances planning permission should be granted.

LH/JAG/5918

25 April 2022

PLANNING STATEMENT

Elmsdale House, Ratcliffe Lane
Sheepy Magna
Atherstone
CV9 3QY

Our Reference: LH/JAG/5918

Date: 25 April 2022

CT Planning Limited

Three Spires House, Station Road,
Lichfield, Staffordshire WS13 6HX
Tel: 01543 418779
Email: apps@ctplanning.co.uk

