

MR M PATEL

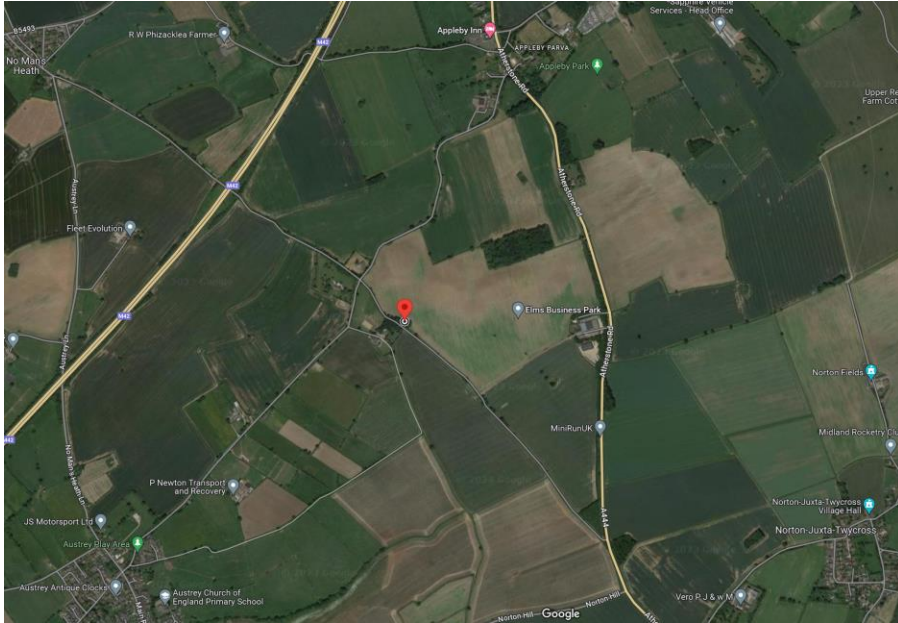
**PLANNING, DESIGN & ACCESS
STATEMENT**

**Conversion of former Water
Storage Tower to form one
dwelling**

**Land at ROE HOUSE LANE,
NORTON JUXTA TWYCROSS,
LEICESTERSHIRE DE12 7AP**

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AERIAL VIEW OF SITE AT ROE HOUSE LANE, NORTON JUXTA TWYXCROSS, LEICESTERSHIRE DE12 7AP.

1. INTRODUCTION

- 1.1. Price Planning Associates are instructed by Mr M Patel in connection with a planning application for change of use of a building, and land within its curtilage, from a former water tower to a C3 (dwelling) use at Roe House Lane, Norton Juxta Twycross, Leicestershire DE12 7AP.
- 1.2. This Planning Statement supports an application for the above and explains how it meets with the most up-to-date requirements as set out in legislation. It sets out how the proposal complies with all the relevant criteria set out within the policies.
- 1.3. This Planning Statement should be read in conjunction with the application forms and plans submitted.

2. DETAILS OF PROPOSALS

- **Site Context**

2.1. The site is within countryside between villages of Appleby Magna, No Mans Heath and Norton Juxta Twycross. The nearest town is Atherstone which is a small market town which acts as the civic centre for the Borough of North Warwickshire. The application site is located at the edge of the borough of Hinckley and Bosworth, Leicestershire and close to the boundary with North Warwickshire and North West Leicestershire.

- **Water Tower Building Proposals**

- 2.2. The building to be converted will provide a suitably sized space for a large family dwelling.
- 2.3. An internal steel frame will be constructed to enable large windows to be inserted into the structure and new cladding added in brick and render.
- 2.4. The high thermal mass of the building along with the shape will present an ideal fabric first construction approach for energy conservation. Although services are available at the site the

use of ground source heat pump and solar pv will significantly reduce the energy requirements for the building.

- 2.5. The proposed accommodation will be over four floors with a roof terrace space to provide additional private amenity and offer views to the surrounding countryside.
- 2.6. Parking for at least four cars and other vehicles such as cycles will be located off a new suitably sized turning head to enable vehicles to enter and leave the site in a forward gear.
- 2.7. Improvements to the access will also be made.
- 2.8. Waste collection facilities will be provided.
- 2.9. The tower is surrounded by large mature trees. It is proposed that all the trees are retained, as far as possible.
- 2.10. Boundary treatments to the site consist of mature trees and shrubs forming substantial screening, the majority of which will be retained as indicated on the site plans.
- 2.11. New fencing will be added if required.

- **Pre- application responses**

- 2.12. Pre-app reference 22/10053/PREHMO was received from the borough Council concluding that the Council would not support the proposals due to the domestication of the site and the insertion of windows, which at night when rooms are lit would signal the presence of a home, would not result in the enhancement of the immediate setting of the site. In introducing a dwelling into this relatively isolated location the proposal would fail to protect the intrinsic value, beauty, open character and landscape character of the site and wider countryside.
- 2.13. The scheme has therefore been significantly revised to reduce windows to a minimum. The visible light transmittance from within the building will be reduced significantly with the use of specialist tinted self-cleaning glazing and also the use of blinds and a smart lighting system. The sections below indicate how the scheme falls in line with policies.

- **Highways advice**

- 2.14. Pre-app reference 2023/0881/04/P/HEN was received from the County Council concluding that the Highway Authority would support the proposals.
- 2.15. The site and proposed development is located on Roe House Lane which is accessed via either Austrey Road/ Appleby Hill or via the A444-Atherstone Road. Roe House Lane forms part of Public Right of Way (PRoW) Q4a which runs adjacent to the proposed development. The section of Roe House Lane between the site and Austrey Road is thought to be classed as a restricted byway, although it is understood that the water tower has access rights with the building being accessed by the recent telecommunications tenants on a regular basis for maintenance of the building and equipment. It is our understanding that the land has the benefit of full access along Roe House Lane at all times by day and night for all purposes connected with the use and enjoyment of the property including vehicles of any description. the following rights granted by a conveyance of the land in the title number LT302429. This section of road is currently difficult to access and in need of resurfacing and modifications as

detailed within the application drawings along with the hedges trimmed back as required.

- 2.16. As part of the proposal, it would be possible for this section of road to be improved with passing points to allow for an improved access for the occupiers of the tower only. The section of road between the A444 and the tower is not restricted so could potentially be used for access.
- 2.17. A pre-app consultation has been carried out with Leicestershire County Highways. The LHA (Leicestershire Highways Authority) is satisfied that the proposed development will not have a significant impact on the junction of Roe House Lane and Austrey Road/ Appleby Hill however any future full application is likely to be considered in consultation with the relevant authorities in Warwickshire.
- 2.18. The LHA is satisfied that the proposed development will not have a significant impact on the junction of Roe House Lane and the A444- Atherstone Road. The LHA has assessed the proposals based on the submitted information and conclude that subject to the demonstration of suitable access rights and visibility splays the proposed development would not result in a severe impact on the existing highway network in accordance with

paragraphs 110 & 111 of the National Planning Policy Framework 2021.

- 2.19. Further guidance is given regarding surfacing, public rights of way, visibility and refuse collection which will be adhered to as necessary.
- 2.20. As the site lies on the boundary of 3 districts, although primarily within the boundary of Hinckley and Bosworth Borough Council, search of relevant material on the websites of Hinckley and Bosworth Borough Council, North Warwickshire Borough Council and North West Leicestershire District Council confirms that the site is outside the defined settlement boundary of Norton Juxta Twycross, and other nearby villages and hamlets. It is located within the countryside, but not within Green Belt, as defined within the adopted Local Plans for each authority.

- **Design Objectives**

- 2.21. The design objectives for the proposal are to provide a sensitive and locally distinctive development, making good sustainable residential use of an existing but vacant building. Existing and proposed plans prepared by Code 6 Developments are included within the application submissions.
- 2.22. The proposal would secure the re-development of previously developed land, by the re-use of an existing building. The existing structure is somewhat tired in appearance and would benefit from renovation and maintenance.
- 2.23. Any remaining telecommunications masts at the top of the water tower would be removed, which do not contribute to the character of the area.

3. RELEVANT POLICY BACKGROUND

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2. The relevant development plan documents in this instance consist of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies Development Plan Document (2016) (SADMP).
- 3.3. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) form material considerations in the determination of any application.

a) Local policies

Hinckley and Bosworth Core Strategy 2009

- 3.4. The policies of this plan are relevant and confirm that the site is outside of any settlement boundary where rural policy applies.

Sites and Development Management Policies DPD 2016 (SADMP)

- 3.5. The most relevant policies of this plan are as follows.
 - **Policy DM1 – Presumption in Favour of Sustainable Development** is the most relevant policy which supports residential development within the urban area in line with the presumption in favour of sustainable development contained within national policy.
 - **Policy DM4 - Safeguarding the Countryside and Settlement Separation** seeks to protect the intrinsic value, beauty, open character, and landscape character of the countryside. It states that: To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.
 - **Policy DM10 – Development and Design** states that developments will be permitted

providing that a number of requirements are met. This is a key policy in the determination of this planning application. The key requirements specified in the policy include:

- Protecting the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- Protecting the amenity of occupiers of the proposed development.
- Ensuring the proposal complements or enhances the character of the surrounding area regarding scale, layout, density, mass, design, materials and architectural features.
- Use of building materials that respect the adjoining/neighbouring buildings and the local area generally.
- Provision of a high standard of landscaping where this would add to the quality of the design and siting.
- Maximising opportunities for the conservation of energy and resources through design, layout, orientation and construction.
- Adequate parking and charging points for electric or low emission vehicles are included where feasible; and
- Maximising natural surveillance and incorporates the principles of Secured by Design / fire safety measures.

- **Policy DM15: Redundant rural buildings** support their re-use or adaption only where it is demonstrated that the existing building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration. The policy concludes by stating that all development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.
- **Policy DM17: Highways and Transportation** supports development that would not have any significant adverse impacts on highway safety.
- **Policy DM18: Vehicle Parking Standards** requires new development to provide an appropriate / justified level of parking provision.

Local Plan Conclusion

- 3.6. The proposed development would make use of an existing building in the countryside. The proposal is identified as sustainable development as reuse of an existing building in the countryside in accordance with Policy DM4 of the SADMP. In addition, the proposed dwelling would enhance

the immediate setting and character of the area with high quality materials and design and maximise energy conservation and would not adversely impact on neighbouring amenity. The occupiers of the dwelling would be served by sufficient car parking provision. Landscaping is retained and further added to. As the scheme relates to a single dwelling it would not contribute significantly to the Council's lack of five-year housing land supply. However, as the Council currently lacks that five year supply the small contribution that the additional dwelling would make should be given some weight in the planning balance. The scheme would provide some limited benefits to the local economy through the creation of jobs, demand for services and materials during the construction phase and from the future occupation of the dwelling supporting businesses in the wider rural area. The proposed development would be in accordance with Policy DM1, DM4, DM10, and DM18 of the SADMP.

b) National policies

The National Planning Policy Framework 2021

3.7. The most up to date policy is that in the National Planning Policy Framework (NPPF) updated in

February 2021. Its main theme is a presumption in favour of sustainable development. These principles have been followed in preparing the scheme.

- **Paragraph 11** sets out a general presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved without delay.
- **Section 5** deals with housing and states that housing applications should be considered in the context of the presumption in favour of sustainable development and sets out the Government's commitment to boosting the supply of homes to meet local needs.
- **Paragraph 80.** Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
(c) the development would re-use redundant or disused buildings and enhance its immediate setting.
or
(e) the design is of exceptional quality, in that it is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance

its immediate setting, and be sensitive to the defining characteristics of the local area.

- **Section 12**, Achieving Well Designed Places, requiring good design states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- **Paragraph 127** lists criteria for good design of developments including those that will function well and add to the overall quality of the area; are visually attractive; sympathetic to local character and history, establish a strong sense of place; optimise the appropriate mix of development and create safe, inclusive, and accessible.

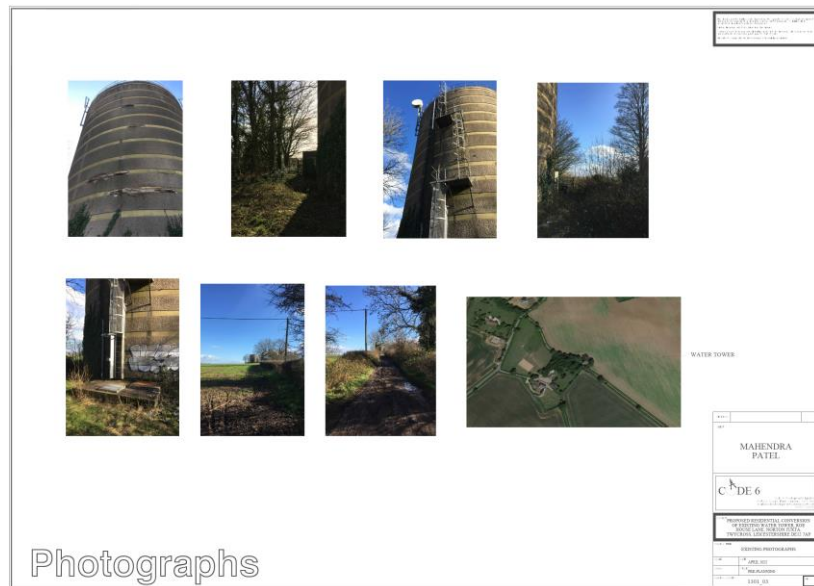
NPPF Conclusion

3.9 The above policies have been considered in preparing the scheme overall the proposal for change of use to a dwelling creates a good design and arrangement of a more sustainable and efficient use of the site in compliance with sustainable policies. It re-uses a redundant building and uses high quality design that and would significantly enhance its immediate setting.

DESIGN & ACCESS

- **Use**

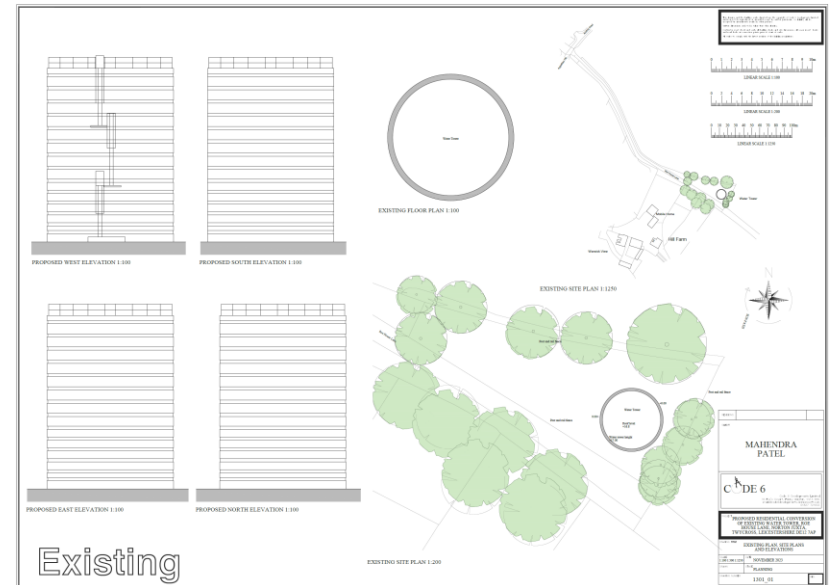
The site is currently a disused former water tower building to be converted to residential use of one dwelling. The proposals aim to maximise the development potential of the site by adding floor levels and a central stair and lift, and equally spaced windows to the existing building.



- **Amount**

The building comprises a former water tower which is a single cylindrical building standing at 17 metres high. No extension or addition is to be added to the structure, only external alterations in the form of cladding and new openings as shown.

The proposals show that the dwelling will be 4 storeys plus a roof top terrace which will allow for an enclosed area of amenity space for the dwelling.



- **Layout**

The layout is as shown below with 5 ensuite bedrooms plus a guest bedroom, and living area, served by a central stair and lift.

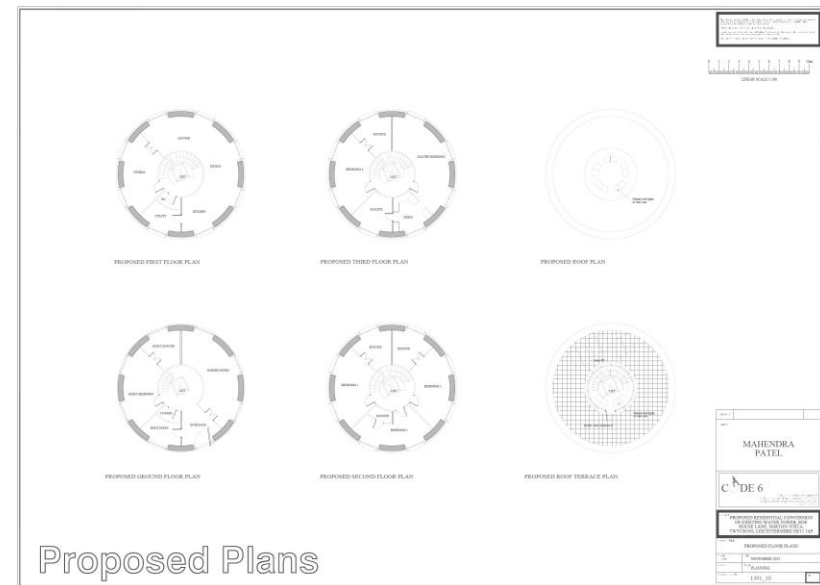
New openings are specifically placed to be symmetrical and evenly spaced to maintain the cylindrical shape and avoid any overlooking of the nearest house.

Externally a new turning head is to be formed in accordance with Highways standard details and requirements, surfaced in tarmac and serving 4 car parking spaces.

New storm water drainage to discharge into soakaways to Building Control Requirements, located a minimum of 5m from foundations and structures.

Foul water is to discharge into a new Klargest water treatment plant all in accordance with the Building Control requirements.

A 200 litre water butt is to be provided for rainwater harvesting and recycling and refuse collections will be in accordance with Local Authority requirements.



- **Scale**

The existing building will be retained and a centrally positioned glazed enclosure constructed to the roof terrace to provide a suitable weather proof access to the terrace area.



Proposed scheme

- **Appearance / Design details**

The water tower is an existing imposing structure and an alien feature within the landscape and rural setting. The proposals will enhance the appearance as the alterations to the building will be completed to a very high standard.

The building is generally in a reasonable state of repair and have not been subject to alterations since

originally built. Overall, the introduction of internal walls and upper floors will improve the long-term integrity of the building and as such they are structurally capable of conversion without the need for extensive rebuilding.

Materials will be modern aluminium frames to doors and windows and small areas of cladding. The materials are chosen to complement the setting and to create an attractive outlook for proposed residents.

At the top of the lift shaft area will be a standing seam vertical fascia with a black aluminium glazed wall. Surrounding the roof terrace will be a frameless glass balustrade and the roof top will have a charcoal aluminium coping.

Windows will be black aluminium and black aluminium framed reveals and cills.

Walls are to be clad in Basalt black brick with black mortar. Fixed to existing concrete using brick angle support system.

At ground floor to first floor will be a charcoal aluminium string course.

The walls here will be standing seam charcoal aluminium vertical cladding and windows to ground floor to be aluminium, colour to match cladding, and window reveals framed to match the cladding.

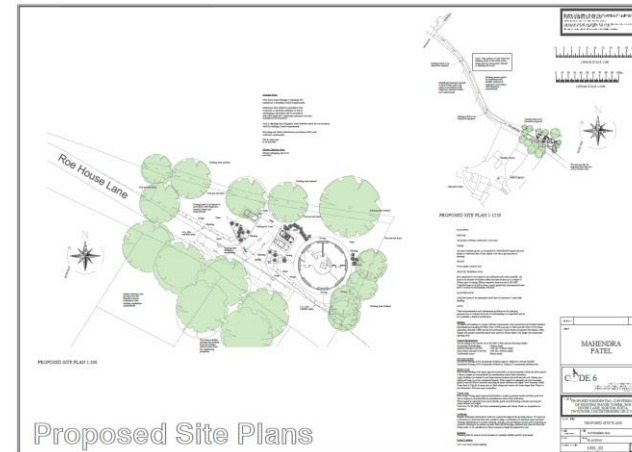
To the western side will be a feature 3/4 pivot black painted timber door.

- **Landscaping**

The layout is designed to ensure that there would be no impact on existing landscaping. The trees, hedges and large shrubs to the boundaries will be retained to provide screening and amenity and any existing planting or foliage will be retained as far as possible within the site and will be supplemented with new boundary treatments as required and hard and soft landscaping to enhance the appearance. The tower is hidden amongst the existing trees, providing a natural screen from the neighbouring properties.

The objective is to reinforce the visual quality of the site by adding hard and soft landscaping in the form of various surface treatments as appropriate to achieve a pleasant rural setting.

It is expected that this can be achieved by a suitable condition, but further details of landscaping and surfacing materials can be provided at an earlier stage if required.



- **Access**

The site is served from an existing access drive of suitable width that achieves appropriate visibility standards. There will be limited additional traffic generated from the proposals served by a convenient and safe access that meets with the Council's requirements. (See Highways section above).

4 car parking spaces are available for the dwelling with adequate turning facilities within the site for all vehicles including visitors.

All people, including those with mobility difficulties, can make access along the driveway. Entrance doors will be designed at an appropriate width and will have level thresholds to provide mobility access in compliance with Building Regulations.

