

Design & Access Statement

2024/0130_The Demolition of timber outbuildings to be replaced

with a new three-bedroom bungalow on:

Land to the rear of

39 Station Road, Desford, Leicestershire, LE9 9FN

For

Invicta Universal Ltd

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Version 1.1



(*Google Maps)



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1.0 Introduction

SMARTECH Design was approached by Invicta Universal Ltd to design a three-bedroom bungalow on land to the rear of 39 Station Road, Desford, Leicester, LE9 9FN. The new dwelling will replace dilapidated timber outbuilding in the same location. The existing farm track access to the site will be retained as will the access off Station Road.

The topographical survey has been included as part of this application.

The arboricultural survey has been included as part of this application.

The ecological survey has been included as part of this application.

This document will set out the design principles based upon the site assessment and compliance with the local plan and National Planning Policy Framework and justifies the decision-making process for the final proposal.



2.0 Site Location

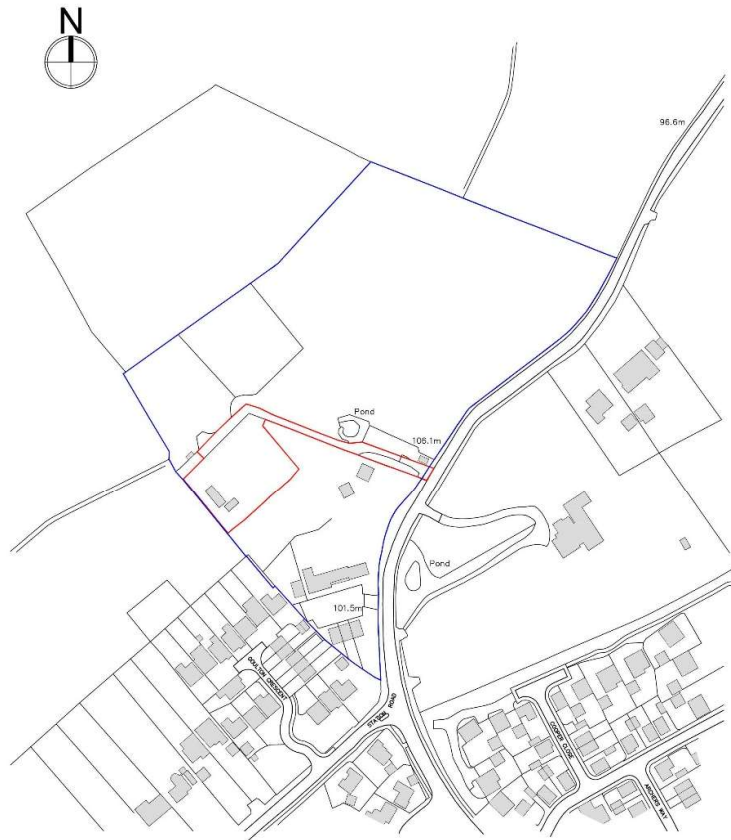
The site is located to the northeast edge of Desford, west of Leicester and north-east of Hinckley. Station Road runs through Desford and east towards Newtown Unthank and Ratby.

Desford village has a number of rural facilities and services, including schools, local village shops, library, restaurants, public houses, doctors' surgery, outdoor children's play areas, a village hall and a church.

The village is accessible by public transport / bus links into and out of the village to other rural areas and to Leicester.

The site does not fall within a conservation area, although Desford village centre itself is within the conservation area with a number of heritage assets and significant buildings. There are no known Tree Preservation Orders on the site on the red outlined site.

The site ownership boundary falls partly within the settlement boundary. The proposed site itself runs adjacent to the settlement boundary.



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Site Location Plan (Scale 1:1250)

Currently, the proposed site includes a dilapidated timber outbuilding. The building forms an 'L' shape with the inner edges facing north. The site is surrounded by established, mature trees and vegetation. There is an existing balancing pond to the north of the proposed development which will be utilised (extended if required) to accommodate the storm drainage.



Existing timber 'L' shaped outbuildings to be demolished



Existing timber 'L' shaped outbuildings to be demolished

The timber outbuildings nestle within a raised embankment with dense vegetation and an existing drainage ditch to the south-west / south-east.

The existing boundary to the proposed site consists of mature trees, dense vegetation and timber post and rail fencing.

The site falls on the outskirts of an established residential area with a mixture of bungalows, semi-detached housing, detached housing and apartments of varying vernacular styles. Most of the dwellings are of a brick-built finish with areas of white render and pitched tiled roofs.

The site falls within Flood Zone 1 having a very low probability of flooding.

3.0 Planning History

On the application site, approval at appeal was granted for the development of 4 new dwelling houses, the extension and subdivision of the existing dwellinghouse to 5 apartments and alterations to the existing access. Planning Reference: 19/01411/FUL.

In 2019 permission was granted for 80 new dwellings on open countryside. This was land originally outside of the settlement boundary however, due to the housing need, this boundary was revised, and approval was granted. Planning Reference: 19/00149/OUT.

In 2015, approval was granted for the demolition of an existing dwelling and erection of 3 dwellings: Planning Reference: 15/00472/FUL.

In 2015 approval was granted for 61 new dwellings on land west of Cambridge Drive. Planning Reference: 14/00816/FUL.

In 2008, approval was granted for 19 new dwellings adjacent to the application site. Planning Reference: 08/00306/FUL.

There have also been a number of approved householder applications for extensions and alterations to existing dwellings along Station Road.

With the demand for new housing, in particular, two-bedroom and three-bedroom family properties, there is a shortfall in the provision in housing targets set out to be achieved by 2026. The above approvals for housing schemes along Station Road and within Desford show the local authority's commitment to meeting the required housing targets in the village.

4.0 Planning Policy

The policies deemed applicable to this site are as follows:

- a. National Planning Policy Framework (NPPF)
- b. Site Allocation & Development Management Policies DPD
- c. Hinckley & Bosworth Core Strategy (adopted 2009)
- d. Supplementary Planning Document: The Good Design Guide

4a National Planning Policy Framework (NPPF):

We believe the proposed development complies with the relevant sections of the NPPF.

Section 2: Achieving sustainable development

There is high demand and local plan requirement for residential land use within the Hinckley & Bosworth area. This development will create a new dwelling within close proximity to local amenities, ultimately supporting the local economy.

There is a mixture of housing type in the area ranging from young family through to the older generation. This development is designed with the older age category or family occupied dwelling in mind.

The development will utilise SUD's, and low carbon technologies will be considered and utilised where viable.

Section 5: Delivering a sufficient supply of homes

The NPPF states that small sized sites can make an important contribution to meeting the housing requirements and these should be supported where possible. We believe this site will provide much needed housing in the area.

Section 6: Promoting healthy and safe communities

The NPPF states that decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, which are safe & accessible and support & enable healthy lifestyles.

The site location is within a mixed-use residential area with easy transport, cycle and walking connections to other local areas. There are open spaces and community facilities close to the site. The nature of the site location lends to a safe community feel and encourages sustainable modes of transport.

Section 9: Promoting Sustainable Transport

The residential parking for the property is situated adjacent to the plot, there is no requirement for off road parking. The increase in traffic and impact on the transport infrastructure will be negligible.

The site has accessible transport, cycle and walking connections to other local village areas and Hinckley town centre.

The plot will be provided with electric car charging point.



Section 12: Achieving well designed places

The design will be of high quality, sensitive to the surrounding local character and site, with minimal impact to neighbours. The site is ideally located for the use of public transport, cycling and walking, within close proximity to Desford village centre. There will be a pedestrian link established adjacent to the current housing south of the proposed site. This will provide a safe and accessible route into Desford without the need to walk roadside.

4b Site Allocation & Development Management Policies:

DM01: Presumption in Favour of Sustainable Development

The site location is on the outer edge of Desford village where all services within the village are accessible by foot or bicycle. There is the provision of local services, which include schools, shops, places of leisure and open space, public transport and other leisure facilities.

Policy DM1 provides a presumption in favour of sustainable development. The latest housing statistics, within the Five-Year Housing Land Supply Statement 1 April 2023 – 31 March 2028, states the Council is currently able to demonstrate a 5.6year housing land supply. However, the development plan policies relating to the supply of housing are now considered to be out-of-date and therefore the presumption in favour of sustainable development within paragraph 11 of the NPPF is triggered. Although the site is outside of the settlement it is adjacent to the built-up part of the village. Desford is a Key Rural Centre and is therefore a sustainable settlement.

DM02: Delivering Renewable Energy and low Carbon Development

Wherever possible and economically viable, the development will seek to utilise low carbon sustainable technology and construction techniques. This could include air source heat pumps, rainwater harvesting, photovoltaic panels, electric car charging, sustainable materials, SUD's and wastewater recovery.

DM04: Safeguarding the Countryside and Settlement Separation

The proposed new dwelling will sit in the location of the existing timber outbuildings, nestled away from view. The bungalow construction will mean the development does not become overbearing in nature when within its setting. The building will be sustainably designed to reflect the countryside in terms of materials and appearance, therefore not having an adverse impact on the open character, value, beauty and landscape. The building location is such that it will not undermine the open character of the site or exacerbate ribbon development. Therefore, although just outside the assumed settlement boundary, this design can demonstrate sustainable development and therefore compliant with policy. There is Public Right of Way identified running through the site. This will be maintained and has been incorporated into the landscape design.

DM06: Enhancement of Biodiversity and Geological Interest

The proposed development will conserve and enhance the existing trees and vegetation. There will be additional hedgerow planting and the capacity within the site to further enhance biodiversity. The ecological survey is included with this application and points raised will be actioned appropriately as required. The BNG assessment and metric demonstrates compliance with habitats introduced and existing habitats enhanced.

DM07: Preventing Pollution and Flooding

The existing balancing pond will be utilised and extended if required. Connection to the storm mains will not be required. The landscaping materials used will be permeable and promote SUD's. The site does not fall within an area of flood risk.

DM10: Development & Design

Care has been taken to orientate the dwelling to minimise visual intrusion and to replicate the footprint of the existing timber outbuildings. The bungalow design keeps the eaves level at door head height in the most. The proposal is discreet and hidden within its context.

The design will be reflective of the local character and incorporates an electric car charging point and SUD's design.

The mature trees and vegetation will be retained.

Ample landscaping and amenity space is provided to the side and front of the property, achieving the minimum required within The Good Design Guide.

Low carbon, sustainable technologies will be utilised where feasible.

The existing barn already have live water and electric feeds.

DM17: Highways & Transportation

The residential parking for the development is situated adjacent to the plot, there is no requirement for off road parking. The increase in traffic and impact on the transport infrastructure is negligible. The site has close accessible transport, cycle and walking connections to other local areas and Hinckley town centre.

The existing site access off the highway will be maintained.

DM18: Vehicle Parking Standards

The site comprises of one, 3-bedroom bungalow. Two parking spaces are provided on a driveway, 2.4m x 5.5m. There is space for more parked vehicles on the drive.

Access will be off the existing private drive with drop kerbs and the minimum visibility splays are achieved. There are sufficient turning circles on the driveway, both at the access point off Station Road and adjacent to the proposed dwelling. A new turning head has also been provided for refuse and emergency vehicles.

4c Hinckley & Bosworth Core Strategy (adopted 2009)

Desford is classed as a key rural centre. The village and borough currently are not meeting the housing demand.

Policy 7 (Key Rural Centres) states that the Council will support housing within settlement boundaries of Rural Centres which provide a mix of housing types and tenures. Although the site ownership falls in part within the settlement boundary, the site itself sits adjacent. This should still be considered as sustainable in terms of location and meeting the housing supply demand in the borough. There is a proven local need for family homes in the area with a 56% need for 3-bedroom dwellings and 64% need for medium family units.

Policy 8 (Key Rural Centres relating to Leicester) states that to support the local services in Desford and ensure local people have access to a range of housing the Council will develop a minimum of 110 new homes.

Policy 17 (Rural Needs) The local need is evident and although the development site sits adjacent to the boundary, the development is small scale, will respect the character of the area and meets that local need.

4d Supplementary Planning Document: The Good Design Guide

Design Objectives:

Be Functional:	The proposed dwelling sits within an area of land already occupied with timber outbuildings. The outbuildings and dilapidated, not functional nor fit for purpose. We propose a new bungalow which nestles within the landscape, helps to meet the local housing requirement and need. The area isn't within a flood risk zone and all storm drainage will be via an existing balancing pond.
Successful public spaces:	There is a public right of way running to the north of the site which will be maintained.
Adaptable & Resilient:	The three-bedroom bungalow satisfies current housing need but can also be adapted for the aging population if required in the future.
Distinctive Character:	The plan form will replicate that of the existing barn outbuilding with similar elevational materials used on other dwellings within the local area. The green space will be maintained with views across the countryside. All mature trees / vegetation on the site will be retained with additional planting for biodiversity net gain.

Be Attractive:	The building aesthetics will be sympathetic to the local vernacular and sustainable, rural materials used to help the proposal sit within the landscape. The maintained green space surrounding the proposal will aid human comfort and create a space which feels integral to its surroundings.
Ease of Movement:	We will utilise the existing site access off Station Road. There is an existing single track access road to the rear of the site. There are adequate turning circles at the access point from Station Road and within the proposed site area. The access off Station Road and track have been widened following guidance from Highways. A new turning head has been provided north of the site for refuse and emergency vehicles.
Design Components:	The proposed layout follows the plan form of the existing dilapidated timber outbuildings. The 'L' shape form responds to the landscape context whilst maintaining views across the open countryside. The building nestles below a raised embankment which obscures the building from existing neighbouring properties. The single-story proposal responds to the site context and replicates the existing outbuilding form and local vernacular. Although the elevational design has not yet been set, the chosen materials will respect the local vernacular and respond to the country setting it is located. There will be a positive drive to utilise sustainable technologies where economically and environmentally feasible. This may include elements like PV panels to generate electricity, air source heat pumps for space heating, SUD's, rainwater harvesting and wastewater heat recovery. The building fabric will be designed to better thermal performance requirements of Approved Document L and achieve the required airtightness. The existing landscape will, in most, remain. The green lawn and established trees and vegetation will be retained. The building, although larger than the existing outbuildings, will primarily sit on the existing footprint. Any new landscaping products will be permeable and not negatively contribute to excessive surface water run-off. The existing boundary treatments will remain. The replacement of low-level timber fencing if required. Site access is as per existing and the slight increase in traffic flow would be negligible in terms of increased traffic flow along Station Road. The existing visibility splays are sufficient. There will be pedestrian / cycles access through the site towards Desford. Sufficient car parking for two or more vehicles have been provided. The dwelling design and location on the site provide ample amenity space which is not overlooked. Electric car charging will be provided.

5.0 The Proposed Outline Design Concept

Client Brief & Design Strategy:

- SMARTECH Design was appointed to design a three-bedroom bungalow on the land to the rear of 39 Station Road, Desford, LE9 9FN. This was to replace the existing dilapidated timber outbuildings.
- It was raised that this was on a site which straddles the settlement boundary, ownership of the site falls both within and outside the settlement boundary. This was the reasoning behind submitting an outline application in the first instance.
- We were instructed to retain the existing established trees and vegetation, boundaries and to utilise the existing balancing pond for storm water drainage.
- Access would be available via the existing access off Station Road and the existing single-track road to the rear of the site.
- Provide high quality contextual housing, resilient to future needs and incorporate sustainable technologies where viable.
- The housing along Station Road varies significantly in form, style, size and appearance. Our client wished to replicate this in the design but also consider natural sustainable materials which are sympathetic to the countryside surroundings.

The Proposed Design

5.1 General:

The plot has its own private driveway, front garden landscaping and amenity space to the perimeter. The basic schedule is below.

	Plot 1
Bedrooms	3
Amenity space	1,250sqm / 13,455sqft
Plot area	4,670sqm / 50,268sqft

Access will be off Station Road, as existing.

All trees and vegetations will be retained. The dwelling has been pulled away from the tree root protection zone of the established trees adjacent.



5.2 Layout:

The bungalow will sit on the footprint of the existing timber outbuildings. The 'L' shape form will open towards the north creating open countryside views. The bedroom accommodation will be provided on one wing with the main living space on the other.

The plot will have low level soft landscaping to the front with permeable paving and a driveway adjacent. The access will remain as existing.

The rear of the property will be accessible. It will face onto the existing grass embankment.

The front of the property will have a large, grassed lawn and area of patio paving. See the site plan below.

The separation distances exceed the recommended distances as stipulated within The Good Design Guide.

All existing trees and vegetation will be retained.

The bungalow orientation ensures that the primary habitable rooms receive morning and evening sunlight yet are sheltered from extreme south facing solar gain. The building maintains a high level of privacy.



Proposed Site Plan

5.3 Access:

The site will utilise the existing vehicular access off Station Road. The existing single-track road from Station Road to the site will also be maintained widened. A new pedestrian access will be introduced to the south which passes through the new housing development. This will create a safe pedestrian route into Desford village.

It is our understanding that sufficient visibility for both vehicles and pedestrians can be demonstrated. This was demonstrated in application 19/01411/FUL where a full traffic survey was undertaken. There are good levels of visibility off both driveways, suitable for the anticipated vehicular speeds and residential road type.

The parking is directly adjacent to the dwelling which utilises the existing hardstanding. Level thresholds are to be provided.

Turning circles have been provided for refuse and emergency vehicle access.

It is proposed that the plot will have an EV charging point to promote sustainable travel. This complies with the NPPF Section 9, DM10 and the local authorities core strategy.

5.4 Scale:

The dwelling is bungalow with the eaves and roof pitch reflective of those of surrounding bungalow type dwellings.

The building eaves will be set at 2.1m to the east building wing and 2.5m to the west. The building ridge will be set at 4.35m to the east building wing and 4.75m to the west.

The roof pitch will be 30°.

The scale of the openings will be in keeping with those of a residential style, reflected elsewhere in the area. Some larger opening will be reflective of a barn type building.

5.5 Landscaping:

The plot benefits from its own front and rear garden space. There will be low level soft landscaping to the front and a driveway adjacent. This will enhance the surrounding natural countryside environment.

The front of the property will have a grassed lawn and area of patio paving, enclosed with hedgerow landscaping and low-level timber post and rail fencing.

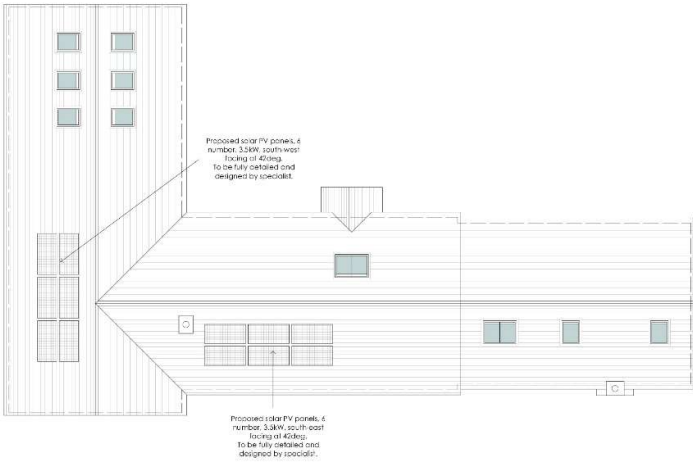
There will be permeable block paving to the front and driveway adjacent.

Please refer to the site plan and BNG assessment for full details related to landscaping.

5.6 Outline Floor Plans:



Ground Floor Plan



Roof Plan

The ground floor accommodation consists of an entrance hallway with an accessible bathroom. The hallway has the space for a cloak area. Leading off the hallway to the east wing is the lounge, kitchen / dining area, utility and storage. Off the west wing are the three bedrooms, family bathroom, ensuite and storage. Garden access is via the doors from the kitchen / dining and main entrance. The master bedroom has access to a separate patio.

5.8 Elevations:



North-West Elevation



South-West Elevation



North-East Elevation



South-East Elevation

New properties around Desford consist mostly of red brick, white render and concrete tiled roofs. Most have the provision of an entrance canopy and low-level brickwork plinth. The older properties in Desford, closer to the village centre, are of slate tiled roofs, brickwork, render, exposed timber structural façade, stone plinths and shingle cladding. Most of these buildings have large feature chimney breasts and eaves detailing, either exposed rafter roes or brickwork corbelling.

The elevational treatment of the proposed bungalow will be modest and traditional with a more contemporary element to the open plan kitchen / dining space. The chosen materials reflect those materials used in the village and reflect the local vernacular. The bungalow design ensures that the new building mimics the outbuilding demolished and ensues that the dwelling nestles into its surroundings with minimal visual distraction to the open countryside. Larger areas of glazing open the dwelling to unobstructed countryside views.

6.0 Conclusion

It has been demonstrated that the proposed development of a single three-bedroom bungalow dwelling satisfies the necessary planning policies and has been designed with the local authority Design Guide in mind as best as possible to suit the needs of the site. The property is adaptable to the future changing needs of the community and inherits multiple sustainable design features.

Although the site ownership falls in part within the settlement boundary, the site itself sits directly adjacent. This should still be considered as sustainable in terms of location and meeting the housing supply demand in the borough. There is a proven local need for family homes in the area with a 56% need for 3-bedroom dwellings and 64% need for medium family units. Given the relaxation and amendment of the settlement boundary for a previous large scale housing development on green land, we believe this sensitive development which complies with policy should also be considered sustainable. This proposal has negligible impact on the surrounding area, and we believe it will enhance it.

The proposal would deliver much needed housing and contribute positively to the community. The development should be considered as sustainable, socially, economically, and environmentally.

For the reason set out in this statement, the proposal is acceptable in principle, and it can be demonstrated that it can comply with policy. Therefore, it is requested that full planning permission be granted.