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PLANNING DESIGN & ACCESS STATEMENT

Manor Lodge, 13 Station Road, Desford, LE9 9FN.



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1 INTRODUCTION

This design and access statement has been prepared to accompany an application for planning permission on behalf of homeowner for a replacement dwelling at Manor Lodge, 13 Station Road, Desford, LE9 9FN.

The replacement dwelling will be a high-quality design, construction and finish ensuring a traditional finish that sits comfortably within the local context and neighbouring properties. Many of the existing features such the front gable and porch will be rebuilt in a new, further setback and therefore less sensitive location to keep the character and charm of the existing dwelling whilst preserving the existing setting of the area in which it would sit.

The existing dwelling in its current form provides a limited function for its multi-generational family use.. The existing dwelling also has evidence and documentation of structural defects (subsidence) which pose potential future problem with respect to its' continued use in its current form.

The pre planning advice has been received for this project with the positive comments recommending it for approval.



Figure 1: Red outline denotes application site, pink lines denote typical building line on Station Road.

2 ASSESSMENT

2.1 Physical

The current site is unique in its position and nature on Station Road. The site is surrounded by a mix of properties styles to the east, west and south. Immediately to east is a collection of dwellings following the arts and crafts movement and some from the 1920's and 1930's. To the west, there are a range of styles from Georgian inspired, 1980's build, 1920's period dwellings to a new housing development constructed in the last 15 years. The southern line of houses also forms a mixed range, varying with modern extension and new builds, 1960's builds and period character homes. The property is not within the conservation area of Desford nor is it located next to or nearby any protected monuments or buildings. It is fair to say the local context is not restricted or dictated by one singular theme of development or style. This is common in an area that is not subject to any protected designations (Conservation Area) or adjacent / near to any Listed Buildings.

The dwellings on the Station Road generally follows a consist building line on both sides, however this is clearly broken by Manor Lodge (The applicant site) as can be seen below. The dwelling is built at a different angle to the remaining properties on the street but also is angled north facing to benefit from the views to the rear. The 1920's dwelling is considered unique on the street and unlike the neighboring dwellings, the property is screened heavily from the street with a line of trees and hedging. The property also sits on a large plot when compared to most properties on Station Road.

The Site therefore has a lot of potential to provide consistency with the properties on Station Road with respect to the building footprint and orientation.

2.2 Social

The property is located within village of Desford and civil parish in the Hinckley and Bosworth district, 7 miles west of the center of Leicester and around 7 miles north east of Hinckley.

The site is mainly surrounded by other residential dwellings. 13 Station Road is in close proximity the village center where many to local amenities can be found, including food stores, church or local pub.

2.3 Economic

The proposed works to be carried out on the property will have a positive effect on the local economy, by providing the need for a contracting workforce.

2.4 Flood Risk

The site is not located in a flood risk area.

The development will also take into consideration surface water run-off to avoid any potential flooding issues by connecting into the existing sewage system, SuD's and natural falls to prevent the need for any pumping systems. The scheme will be designed to prevent any increase in flood risk elsewhere by using permeable external finishes where possible.

2.5 Relevant Planning History

Detailed planning consent was granted on December 22, 2016 for demolition of the existing dwelling and erection of three dwellings with detached garages and associated access. Further information can be found by visiting Hinckley & Bosworth Borough Council online (HBBS application reference number: 15/00472/FUL).

Three individually-designed family homes set well back from the road with large gardens and impressive in/out drive approach.

Plot 1 - Six-bedroom, three storey detached, three 3 bath/shower rooms, detached double garage 3379 sq. Ft (314m²) excluding garage

Plot 2 - Five-bedroom, three storeys detached, five en suites, integral double garage 2820 sq. Ft (262m²) excluding garage

Plot 3 - Five bedroom, three storey detached, four bathroom/shower rooms, integral double garage 2863 sq. Ft (266m²) excluding garage

A total of c.900 SQM of development has been permitted for new development at this plot.

The local surrounding has also recently seen application which range from large extensions and new build properties, the below shows a few of the nearby applications.

Our client also has seek for the pre planning advice referring to the proposed development. The meeting with the Council Representative which has happened on site seemed to provide positive approach towards this replacement dwelling.

The pre planning advice also included a new vehicle access to the property. Although, the comments received from The Local Highway Authority (LHA) seemed to be positive, the client has decided to retained the existing access to the property. Details of the comments can be found as below:

PRE-APPLICATION DETAILS:

District Reference Number: 23/10016/PREHMO

Highway Reference Number: 2023/0741/04/HEN

Location: Manor Lodge 13 Station Road Desford Leicester Leicestershire LE9 9FN.

Proposal: Enquiry. Demolition of existing dwelling and erection of replacement dwelling with garage, vehicle access and associated landscape.

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: via Hinckley & Bosworth Borough Council

Parish: Desford

Road Classification: Class C

Summary

It is likely that a scheme for the redevelopment of the site would be supported by the authority, subject to the detailed matters discussed below being addressed appropriately

3 THE APPLICATION PROPOSAL

3.1 Use & Design

The proposal for the application is:

Demolition of existing dwelling & Erection of 1no. Replacement Dwelling with single storey quadruple garage unit, new vehicle access and associated landscaping.

The property will intend to use modern technology and advances to create an eco-friendly home for generations to come. The property will have a key interest in renewables and will be designed to suit modern living. The externals will take inspiration from the current dwelling where a traditional and local material palette will be used – predominantly to match the existing materials to the current home. Dark grey slate tiles, red brick in both an English bond and herringbone, timber features cladding and cast stone to create features will be used. To upgrade the thermal performance of the build, cream aluminium fenestrations will be used which can be triple glazed and to compliment the build, a slate blue timber cladding and light grey render will be used. The style of the home will be based around the traditional aesthetics. The proposal has been designed to minimise the massing to adjoining neighboring buildings. The main double storey portion is central to the site but has also been moved forward in position to the current home. Bringing forward the building ensures consistency with most properties along Station Road, including the immediate neighbouring properties. The western element of the proposal, including the garage will be 4m from the boundary of 11 Station Road. This is significantly more sensitivity located than the 2 storey extension which was permitted at 11 Station Road in 2021 (reference 21/00675/HOU) where permission was granted on the actual boundary of the property. The proposal on the western element is also designed as a single storey element to reduce any perceived impact. The roof is also pitched to be sensitive to the area and the highest part of the ridge is over 10m away from the boundary for most of the wing.

3.2 Amount

The existing site area is 5,323sqm with the existing having a footprint of 271sqm. (Build to plot ratio: 0.045) The proposed dwelling would have a footprint of 721sqm (Build to plot ratio : 0.133). This ratio falls wholly in line with the neighbouring properties as shown below. Given the large plot size the developable area is wholly in keeping and reasonable. The proposal also falls in line with the approved development for 3no. separate homes on the same site as mentioned within the Planning History section.



11 Station Road
Plot Size: 1251
Build: 129
Build to plot ratio:
0.103.

19 Station Road
Plot Size: 2423sqm
Build: 245
Build to plot ratio: 0.101.

Figure 2: Red outline denotes application site.

3.3 Layout

Refer to drawings.

3.4 Scale

It is recognised that the scale of the building and relationship with both the existing and surrounding area is essential. As such, the proposed development has been designed to remain sympathetic to the local area. The replacement dwelling has been proposed to keep existing features and massing while adding the new extensions which blend smoothly with the houses' outlook. The new position of the dwelling will remain in line with the neighbouring properties which ensure the positive design in relation with the neighbours properties.

3.5 Landscaping

The site has trees; but no trees will be removed or damaged as part of the design or during the works and the erection of the proposed scheme. Hedges will be used as a screen from the public road. Several new smaller trees will be incorporated into the landscaping. (Refer to drawings and surveys). The client has a key interest in landscaping, therefore the garden will benefit both inhabitants and the local area.

3.6 Accessibility and Parking

The access to the property will be retained of the main road and into the site (refer to drawings). The proposal also includes the provision of two interconnected double garages. It has been confirmed by LHA during pre-planning advice process that the garage dimensions accord with Part 3, Paragraph 3.200 of the LHDG and that overall the proposed parking provision accords with Part 3, Paragraph 3.151 of the LHDG.

3.7 Energy

As part of the design, consideration will be given to the specification of external fabric performance levels to minimise energy consumption in line with building regulation criteria and, the utilisation of green tariff energy sources

4.10 Drainage

As existing.

4 Summary

The proposed design is influenced by the client's need for a timeless and traditional detached home for their family, with a passion for traditional/modern architecture. We believe this approach has allowed for a scheme which maintains the character and charm whilst providing a more functional, contemporary, sustainable and energy efficient family home.

The dwelling has been designed to have no detrimental effect on adjoining properties in both massing and proportions. We are seeking permission for a well-designed replacement dwelling on the site for a multi-generational family. The proposal looks to create a family home within the settlement boundary of a residential street which has seen a vast number of approved planning consents in the last 5 years. The home will provide for the needs of a family and will solely be used as a single dwelling house.

The site does have a previous approval for demolition and the erection of 3 private dwellings. The total footprint of the approval exceeds the current proposal and provided development towards the edge of the site. The principle of demolition and redevelopment is therefore already well established and accepted by HBBC. The new proposal simply seeks to use a portion of the accepted parameters for a far less invasive family home scheme. This planning scheme seeks to central the development but also respect the neighbouring context with hipped and single storey portions to the side and rear. The proposal is in line with recent planning permission for new homes, replacement homes and significant extensions.

Th pre planning advice has been also received which ensured the positive feedback for this development a fortiori we believe the planning permission should be granted without delay.

Principally, the dwelling has been designed to be incorporated into the Station Road setting without compromising neighbouring amenity or requiring unnecessary boundary treatments, which would be out of context with the locality. The development also makes the house more in line with neighbouring build to plot ratios and in aligns to the building line on Station Road.

The design of the scheme largely inherits from the local context and the existing dwelling at Manor Lodge. This allows for the property to seamlessly fit in with the immediate surroundings

We consider the proposals to be coherent, its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

The scheme's high standards of construction and long-term sustainability will provide a positive addition to the area and wider community and as such it is submitted for full planning approval. The proposal implements various features from the traditional/modern, which incorporates a symmetrical façade, particular attention has been applied to proportion and balance in our design. The spaces which are designed in the proposal give more spacious, modern dwelling, and a homely feel.

We welcome your decision.

Signed M.K

Date 16/03/23

Checked K.S