

PLANNING STATEMENT

CONVERSION OF AN EXISTING GARAGE
AND AN INCREASE OF ROOF HEIGHT TO
CREATE A 1 BEDROOM DWELLING

ON LAND TO REAR OF
No. 26 COVENTRY ROAD, BURBAGE
(FRONTING VICTORIA ROAD)

REF. 868-CRB-PS (A)



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1.0 PURPOSE

- 1.1 The Planning Statement is to support the submission for the Conversion of an existing garage and increase in roof height to create a 1 bedroom dwelling on land to rear of 26 Coventry Road, Burbage (fronting Victoria Road).

2.0 SITE ASSESSMENT & LOCATION

- 2.1 The proposed site is located at No. 26 Coventry Road, Burbage comprising of an existing long rear garden which also faces on to Victoria Road to the rear.

The property has existing parking to the front of No. 26 accessed off Coventry Road but there is also access off Victoria Road that provides further parking and a large detached garage.

The size of the existing detached garage is 35m² (376Sqft).

The site is within an existing residential area of Burbage and located 0.4 miles from Windsor Street being the Centre of Burbage.

Burbage village is located South – East of Hinckley Town centre.

The adjoining boundaries of neighboring properties are No. 24 and 28 Coventry Road comprise of existing hedge rows of circa 1.5m to 2.0m in height.



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Fig 1. Site Location



Fig 2. Street view of Garage from Victoria Road



Fig 3. Street view of Garage and Parking from Victoria Road



Fig 4. Rear view of Garage from Garden

3.0 PLANNING POLICY & GUIDANCE

3.1 Relevant Hinckley and Bosworth Borough Council (HBBC) applicable Core strategy & development Policies DPD:

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

3.2 National Planning Policy guidance:

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG) 7.4. Other relevant guidance

Good Design Guide (2020)

National Design Guide (2019)

3.3 In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application.

4.0 PRINCIPLE OF DEVELOPMENT

4.1 The Framework seeks to protect communities from inappropriate development but not to curtail development where it accords with Local Plan policy. Planning policies and decisions should no longer attempt to impose architectural styles however it is proper to seek to promote or reinforce local distinctiveness and reflect the adjacent built form.

4.2 Paragraph 118 of the Framework that states planning policies and decisions should: “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.”

4.3 The Framework supports the efficient use of land where there are clear social, economic and environmental benefits and that each application should be judged on its individual merits.

4.4 With a sensitive design and the retention of the mature vegetation along the existing boundaries, the development would blend in to the surrounding built environment. As such the final design can accord with paragraph 130 of the Framework that states:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

4.5 The applicant is seeking to make optimal use of the site by converting the existing garage which includes increasing the height of the roof to incorporate first floor mezzanine living accommodation which would respect the existing residential housing surrounding the site that maybe impacted on, 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 Terrace within the immediate setting, which reflects that a Detached dwelling in this location would not look out of character.

Context of the existing housing in the immediate area with a mix of 2 storey Dwellings and Bungalow style dwellings with a mixed pallet of materials.

4.6 Amount:

The amount of development in terms of site coverage would be for a single detached 1.5 storey dwelling.

4.7 Layout:

The proposed ground floor layout incorporates a new Lounge, kitchen, and bathroom on the downstairs and first floor bedroom on a mezzanine level within the roof space on the 1st floor.

The proposed floor area would equate to 52m² (560sqft) of living space, which would be in accordance with the National Space Standards.

Proposed garden amenity space would equate to 38m² (410Sqft).

4.8 Design:

The proposed design of the development is very much in keeping with local character of existing houses in the area.

A new front door with canopy over and also a lounge window with a conservation roof window within the roof plain would be incorporated into the street facing elevation of Victoria Road to create a new access and promote natural light to the spaces but equally provides a visual character and interest to the street facing elevation.

Where the existing roller garage door is located will be partly infilled with materials to match and incorporate Bi-fold doors from the lounge to provide garden access and also a bathroom window to provide natural light to the areas.

The existing rear facing back door shall be upgraded to provide access to the rear lobby area and the rear facing window shall be further upgraded to maintain natural light to the proposed kitchen area.

A new stairs access from the lounge area shall be provided to access the bedroom within the 1st floor accommodation and the existing gable wall shall incorporate a set of French doors and Juliette balcony to provide means of escape and promote natural light.

It is considered that the new door and window openings do not impact on the privacy of existing housing in the immediate setting.

The facing materials proposed will be of brick and render and the roof material will be in a material to match the existing building structure and the local area.

4.9 Scale:

The development is in keeping with the scale of existing development of the immediate surroundings and the height of the roof is not being increased by no more than 790mm, which would not dominate or look out of character within the street.

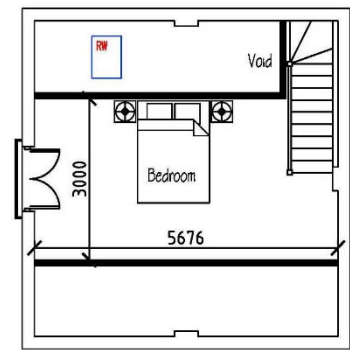
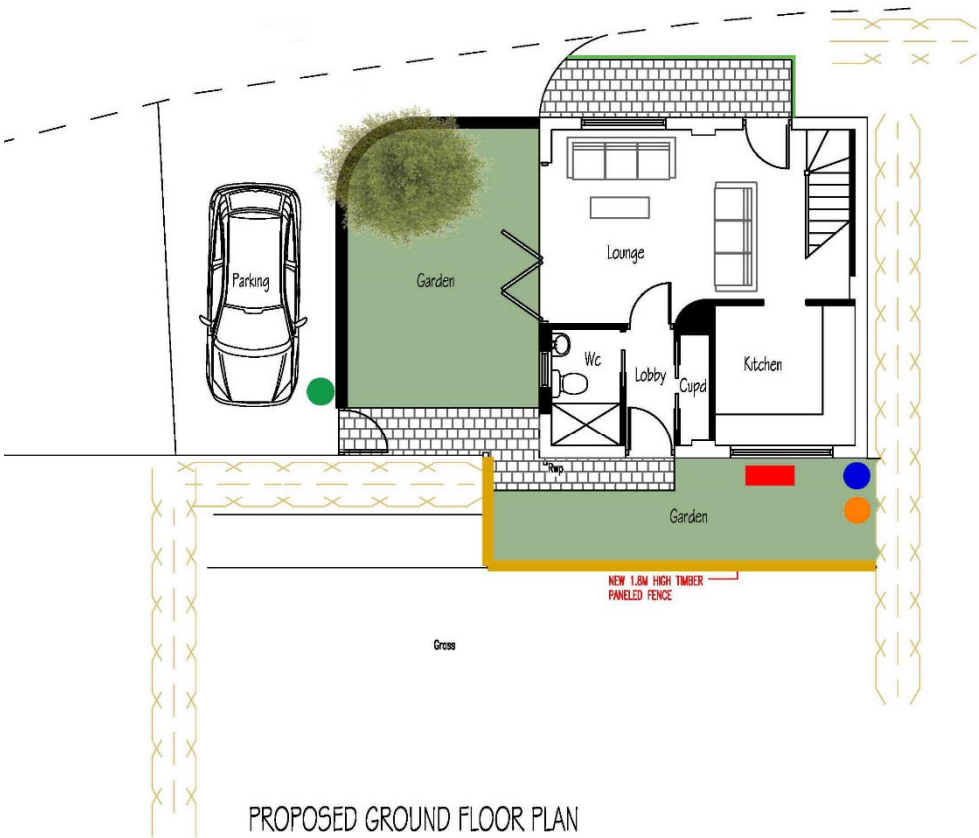


Fig 5. Proposed Plans and Elevations

4.10 Landscaping and boundary treatments:

Hard Landscaping:

There will be a new paved access path from the parking to the front door and also from the proposed new side gate to the back door.

Soft Landscaping:

The proposed garden will be grassed seeded for the amenity use and additional planting would be proposed within the private garden to enhance Bio-diversity for the site.

Boundaries:

A new curved wall boundary would be constructed to enclose a small garden to serve the dwelling incorporating a garden gate within the wall structure. A new boundary 1.8m high timber paneled fence would be erected between No. 26 Coventry Roads garden and the proposed site.

The existing hedge to the front of the garage shall be removed to allow for the new 0.9m high black metal railing that shall be erected and also new paved access as previously described to the front of the dwelling for further visual interest.

4.11 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
5. Water Butts

5.0 ACCES AND PARKING

- 5.1 There is an existing dropped kerb provide access to 2 parking spaces of Victoria Road but only part of the existing hardstanding area shall be retained for the dwelling to allow for the parking of 1 No. car parking space, which should be considered acceptable for the size of dwelling. It is further considered that the proposed access and parking on the existing hardstanding area is no worse than previously proposed in terms of visibility or access.
- 5.2 PPG13 and associated guidance is replaced by the NPPF that states:
- “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” When considering the above, the modest amount of development and the percentage impacts of this traffic are considered minimal meaning the impact of the development will have effectively ‘nil detriment’ and will not therefore adversely affect the current road network capacity.
- 5.3 1 No. Parking spaces will be proposed to meet the relevant Parking standards.
- 5.4 The future dwelling itself would propose a ramp in accordance with the Building Regulations Approved Document ‘M’ and Disability Discrimination Act.

6.0 SOCIAL CONTEXT

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

7.0 CONCLUSION

- 7.1 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.
- 7.2 Maintaining a good balance of a quality designed house within the landscape and at the same time respecting the natural environment is key.
- 7.3 The site falls within the within an established Settlement and its envisaged the proposal would not be detriment to the local area.
- 7.4 The application site is well-located within the established residential context and is within walking distance of local facilities and services.
- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 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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