

Design, Access & Planning Statement

For

A New Detached Dwelling

At



**71 Chitterman Way
Markfield
Leicestershire
LE67 9WU**

July 2023

1.0 Introduction

- 1.1 This statement is submitted in support of the Planning Application for the erection of a two bedroom semi-detached property to the side of the existing property at 71 Chitterman Way, Markfield.
- 1.2 The purpose of this document is to clearly demonstrate the rationale behind the design proposals. "Design" is intended to mean the suggestions for layout, scale arrangement and massing of buildings, extensions and landscaping.
- 1.3 This document is intended to cover the topics and issues required in a Design and Access Statement, as well as further applicable planning considerations. The main topics covered include:

Design & Planning

The Process

- ☐ Assessment
- ☐ Involvement
- ☐ Planning Evaluation
- ☐ Design
 - Use
 - Amount
 - Layout
 - Scale
 - Landscaping
 - Appearance

Access

- ☐ Vehicular and Transport Links
- ☐ Inclusive Access

Conclusion

2.0 Assessment – Contextual Analysis

- 2.1 Markfield is a village in north-west of Leicestershire, about 7 miles (11 km) North-West of Leicester. It lies within the area of the English National Forest.
- 2.2 Chitterman Way sits to the East of the village centre, and is a through route connecting the North and South of the village. The road itself has a number of amenities including a Medical Centre, Pharmacy and Convenience Stores.
- 2.3 Generally the local area contains a mix of styles, as would be expected of a village that has developed over several centuries. Traditional cottages sit alongside later developments of two storey houses and bungalows. There would appear to have been significant development towards the middle/end of the 20th Century, with many local properties appearing to be of this time period. Chitterman Way appears to have been constructed within this period.

The Development of the houses

- 2.5 The existing property is a 1980/90s end of terrace property which sits on an unusually large plot for the size of dwelling and location. Although pleasant in its own right, there is not considered to be any aspect of the site which would be of special interest.
- 2.6 The site itself sits to the South of the main house and is currently unused residential amenity land which is excessive for the size of the host dwelling.

3.0 Involvement

- 3.1 There was a Pre-Application consultation undertaken with the Hicnkley and Bosworth Borough Council. The advice received was broadly positive and the suggested amendments have now been incorporated into the submitted proposal.

4.0 Planning Evaluation

- 4.1 The statutory planning context is that of the local plan and its policies in respect of new dwellings.
- 4.3 Planning Policy:

Policy DM1: Presumption in Favour of Sustainable Development

The proposed extension relates to a property in the settlement boundary of Markfield. As such, there is a presumption in favour of sustainable development under Policy DM1 of the SADMP, and the wider policies of the NPPF.

Policy DM10: Development and Design

Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials, and architectural features. The proposal is a proportionate addition which employs the same design principles as the surrounding properties and therefore should be considered to be in line with this policy.

Policy DM17: Highways and Transportation

The addition of a single additional property is not likely to result in a significant amount of increased trips to the site disrupting existing parking arrangements, nor could it be considered to have an adverse impact on the existing highway situation.

There are good transport links already available both by car, and via public bus, for which there is a close by stop connecting Markfield to surrounding towns and villages, including Leicester.

Policy DM18: Vehicle Parking Standards

The development utilises an existing access onto Linford Crescent. Given this is an existing situation for the use of the occupants of the terraced properties at Chitterman Way, it should be considered that it would be unreasonable to seek amendments to this situation.

Although the proposed development only provides one space per dwelling, given the size of the proposed property, and the available of nearby public transport, the council have advised that in this situation the provision of a single space per dwelling would be acceptable.

5.0 Design

- 5.1 USE: The proposal is to be used as a dwelling.
- 5.2 AMOUNT: The detached bungalow will have a gross internal floor area of approximately 65 m².
- 5.3 SCALE: There is an established rhythm within the terrace to which the proposal will belong. The proposal will have a similar appearance to its neighbours, with the front

elevation being broken up with a projecting storm porch to help reduce the overall massing of the terrace.

- 5.4 LAYOUT: The dwelling has been designed to sit within the same building line as the host property. This will help with continuity and also mean that the maximum available area is available for amenity space to the rear.
- 5.5 LANDSCAPING: The area to the front of the property will be predominantly block paved for ease of maintenance, this will follow round the side to the newly formed parking area. There will also be a concrete slab patio and grass to the rear.
- 5.6 APPEARANCE: The extension has been carefully designed to fit in with its surrounding properties without dominating. A simple aesthetic with a roof which runs through with the neighbours, similarly proportioned windows and the employment of a similar storm porch will help to ensure the proposed sits seamlessly alongside its neighbours.

6.0 ACCESS

- 6.1 Principle access to the property is via the front door which will be level entry.
- 6.2 There is 1 vehicle space provided to the rear of each property. This is achieved by the removal of the existing garage which is currently too small to be used for parking.

7.0 CONCLUSION

- 7.1 The design of the proposed property has been carefully considered in order to provide a proposal which sits alongside its neighbours sympathetically, and reinforces the existing aesthetic of the area. Pre-application engagement with the local authority provided an opportunity to assess the proposal and make any necessary adjustments to increase the likelihood of a positive outcome. The feedback received was generally positive and all recommended modifications have been included in the submitted design.