

Design, Access & Planning Statement

Extensions and alterations to Paddock View, Twycross Road, Sheepy Magna, CV9 3RT including single storey side extension, addition of front porch and change of use of agricultural land to C3 domestic garden land.

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Introduction

Extensions and alterations to Paddock View, Twycross Road, Sheepy Magna, CV9 3RT including single storey side extension, addition of front porch and change of use of agricultural land to C3 domestic garden land.

This Statement has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2015.

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. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

National Policy Guidance

National Planning Policy Guidance (NPPG) April 2014
National Planning Policy Framework (NPPF) December 2024

Core Strategy & Development Management Policies DPD

Core Strategy (2009)

Policy 12: Rural Villages

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM4: Safeguarding the Countryside and Settlement Separation

Sheepy Parish Neighbourhood Plan (SPNP) 2019

S1: Countryside Assessment

S10: Housing Development Outside Settlement Boundaries

Other relevant guidance

Good Design Guide (2020)

Principle and other material planning considerations

The Written Ministerial Statement Planning for Growth and Laying the Foundations emphasized the Government's approach to house building and the need to provide action to build more houses and to boost economic growth. Although now superseded by the NPPG, it remains fully reinforced by the NPPF (2024) where the Government's aim remains to significantly boost the supply of housing.

The NPPF identifies three dimensions to sustainable development giving rise for the planning system to perform the roles below:

“an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Furthermore, LP policy should follow the approach of the presumption in favour of sustainable development where such development should be supported when weighing all of the provisions of the Framework (Dec 2024) as a complete document.

Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009) and the Site Allocations and Development Management Policies DPD (2016).

Local List Requirements

Due to the scale and nature of the proposal, the level of detail submitted with the application is considered proportionate. Schedule 4 of the DMPO details the statutory consultations required before the grant of permission. If during the determination period the statutory consultees request additional information and this is not provided by the applicant, the LPA could refuse the application for this reason. On this basis this section forms a notice under Article 12(1) (DMPO Amended July 2015) as the applicant considers the submitted information meets the requirements set out in article 34(6)(c) and any other information contained in the adopted Local List should be waived allowing the immediate validation of the application.

Amount, Layout & Design

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.

Paragraph 139 of the Framework that states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Conversely, significant weight should be given to:

development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes;”

On this matter paragraph 63 of the Frameworks continues:

“Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.”

The Leicestershire Adult and Community Services Market Position Statement (2016) sets out Leicestershire County Council's vision for the care and support requirements of residents as well as their commissioning intentions.

The MPS is clear that *“the focus on prevention and supporting people to remain independent in their own home as long as possible is expected to reduce the proportion spent on residential and nursing care, whilst increasing the amount used for domiciliary care and alternatives to residential care.”*

Data suggests that across Leicester & Leicestershire some 24.6% of households contain someone with a long-term health problem or disability (LTHPD). By applying this information to the main demographic projections, it is estimated that the number of people with a LTHPD will increase by around 71,200 (a 44% increase) in the period from 2011 to 2036 and the vast majority of this increase (94%) is expected to be in age groups aged 65 and over.

Overall, the population increase of people with a LTHPD represents 43% of the total increase in the population projected by the SHMA modelling.

The SHMA states:

“Currently 25% of households contain someone with a long-term health problem or disability. Demographic trends are expected to lead to a significant growth in the population and number of households with disabilities over the period to 2036. Housing support services, including provision of adaptations to properties, will need to be adequately resourced to take account of this.”

The purpose of this application is to provide the necessary physical adaptations to the current property for a family member of the applicant, as supported by the professional medical advice that will be shared with the case officer on a private and confidential nature prior to the application site visit.

The proposed plans and medical advice were duly submitted to Chris Brown and the local Borough Councillor as a pre-application submission, and no objections or concerns were raised on this basis prior to submission.

Access & Parking

The existing access and parking area will be utilised where 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.

Ecology & BNG

The application is supported by the accompanying submission documents as appropriate.

Conclusion & Justification

The proposal will be read as a cohesive and balanced development with corresponding and commensurate areas of private garden amenity space, thereby respecting and maintaining the semi-rural setting and represents the type of organic, integrated and sustainable development that is appropriate within the local context.