

Land at Mayfield, Twycross Road, Sibson, Nuneaton, CV13 6LB



Design and Access/Planning Statement (including parking provision details):

Erection of 2-Bedroom and 4-Bedroom Detached Dwellings, with New Vehicular Access to Twycross Road

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1.0 Site Location and Description, Application Background and Site History

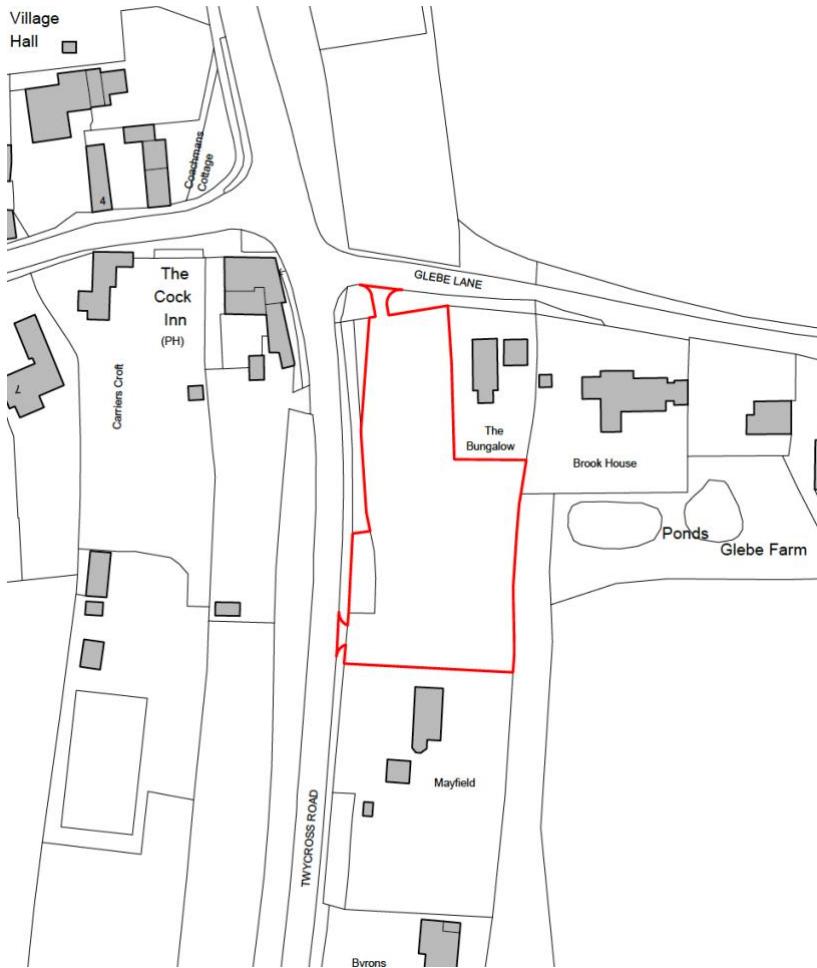
1.1 The site is located on the corner of Twycross Road and Glebe Lane, in the village of Sibson. It is a greenfield site, not part of any existing residential curtilage. There are existing dwellings to the south (Mayfield) and east (The Bungalow) and the Cock Inn public house is to the west. To the north is woodland. There is an existing access to the site on Glebe Lane.

1.2 The site is outside of, but adjacent to, the settlement boundary of Sibson. It is next to Sibson Conservation Area which is to the west, and next to the Cock Inn public house which is a Grade II listed building. It is in flood zone 1 with a low risk of flooding.

1.3 Sibson has a village hall, church, two public houses and bus stops (although these have a limited service). Shops and services can be easily accessed in Atherstone (9 minute drive) and Hinckley (15 minute drive).

1.4 There is a public footpath running from Upton to Sibson which runs through the application site from the south east to the north west corners.

Figure 1 – Location Plan



1.5 Planning application 14/01073/OUT for the erection of up to five dwellings (outline - access only) was initially granted. However following a successful High Court challenge, the planning permission was quashed by consent on the ground that HBBC had failed to give statutory priority to the Development Plan.

1.6 The application was then refused, in 2016, for the following reasons:

1. By virtue of the location of the development, the development would result in up to five new dwellings in the countryside that would harm the spatial strategy for residential development in the borough as set out by the Core Strategy and would constitute unsustainable development in the countryside.
2. The loss of a greenfield site and introduction of built form within the setting of the Cock Inn Public House and the conservation area, both designated heritage assets, would result in the loss of visual appreciation of the assets on approach, thereby adversely impacting on their significance. The development would neither protect, conserve or enhance the significance of the assets and would result in 'less than substantial' harm.

1.7 It should be noted that at this time the Council had a five-year housing land supply.

2.0 The Proposals

2.1 It is proposed to erect two new dwellings; one detached 1.5 storey, 2-bedroom house and one detached 1.5 storey, 4-bedroom house.

2.2 The 2-bedroom house will be on the northern part of the site, using the existing access off Glebe Lane. There will be a kitchen, living room, hall, W.C. and store on the ground floor and 2 bedrooms and a bathroom upstairs.

2.3 The 4-bedroom house will be on the southern part of the site, using a proposed new access off Twycross Road. There will be a kitchen/diner, living room, study, hall, W.C. and cloakroom, store and conservatory on the ground floor, and 4 bedrooms (3 with ensuites) on the first floor together with a bathroom and landing.

2.4 The 2-bedroom house will have a height of 2.3m to the eaves and 5.5m to the ridge. The 4-bedroom house will have a height of 4m to the eaves and 7.5m to the ridge.

2.5 The houses will have floorspaces of 111sqm (2-bedroom) and 253sqm (4-bedroom) and private gardens measuring 384sqm and 1,615sqm

2.6 Materials will be brick, render and tiles.

2.7 The public footpath will remain, with two areas of grassland. 38 new trees will be planted on-site.

Parking Provision Details

2.8 Each house will have a driveway with parking for two cars. The 4-bedroom house will also have a detached garage for a further 2 cars. There is plenty of room on the sites for cycle parking and bin storage.

3.0 Relevant Planning Policies

National Policy

3.1 The National Planning Policy Framework (NPPF, 2024) sets out the Government's planning policies for England and how these are expected to be applied in both plan making and decision making.

3.2 Sustainable development is at the heart of the planning system and the NPPF seeks to achieve this through three overarching objectives: economic, social and environmental.

3.3 At para. 11, the NPPF sets out the need for plans and decisions to apply a presumption in favour of sustainable development. In terms of decision making, local planning authorities are expected to approve development proposals that accord with an up-to-date development plan without delay.

3.4 Footnote 8 says that, for applications for housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, housing policies in the Local Plan are considered ‘out-of-date’. This means that the Council is expected to grant planning permission for schemes unless their adverse impacts ‘significantly and demonstrably’ outweigh their benefits, when assessed against the policies in the NPPF taken as a whole. This is often referred to as the ‘tilted balance’.

3.5 The Council’s Housing Delivery Test Action Plan (June 2024) says at para. 3.2.11 that:

“The latest housing supply position is showing a recovery, with the latest figure being just below the five-year target at 4.89 years.”

3.6 Para. 61 states that it is the Government’s aim to significantly boost the supply of housing and para. 73 recognises the contribution that small and medium sized windfall sites can make to meeting housing targets.

3.7 Para. 83 says that where there are groups of smaller settlements, development in one village may support services in a village nearby.

3.8 Para. 84 says that planning decisions should avoid the development of isolated homes in the countryside. Para. 124 says that planning policies and decisions should promote an effective use of land in meeting the need for homes.

3.9 Para. 135 states that proposals should be well-designed, respect local character and ensure a high level of amenity for existing and new users.

3.10 Section 16 seeks to protect heritage assets including conservation areas and listed buildings.

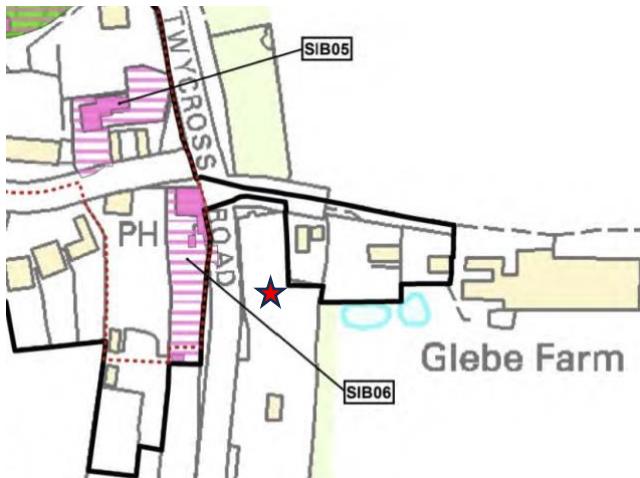
Local Policy

3.11 The Hinckley and Bosworth Core Strategy (2009) at para. 4.45 designates Sibson as a Rural Hamlet. Policy 12 supports new housing within the settlement boundaries of rural hamlets and requires new development to protect the character of conservation areas.

3.12 Table 3 shows that there is a high need for ‘Medium and Larger Family Units’ which is defined as houses with 2 or more bedrooms.

3.13 The Site Allocations and Development Management DPD (2016) shows the settlement boundary of Sibson. Allocations are made for open space and community facilities.

Figure 2 – Extract From Settlement Boundary Map (application site marked with a red star)



- 3.14 Policy DM1 reiterates the presumption in favour of sustainable development. Policy DM4 seeks to protect the countryside.
- 3.15 Policy DM10 states that development will be permitted if there is no significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, it provides a good level of amenity for occupiers, and it complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and uses.
- 3.16 Policies DM11 and DM12 seek to protect the historic environment.
- 3.17 Policy DM17 says there must not be a significant adverse impact upon highway safety and Policy DM18 says that all proposals for new development will be required to provide an appropriate level of parking provision.
- 3.18 The Council's Good Design Guide (2020) requires new houses to meet national space standards, integrate modern bin and cycle storage and provide high quality materials and boundary treatments. With regard to infill sites it says that built development should be of a similar scale, mass and roof form to the wider context, allowing it to sit comfortably within the streetscene. Wherever possible, development should respect building lines.
- 3.19 It says that ensuring adequate space between and around buildings is recognised as a core component of residential amenity.
- 3.20 With regard to driveways it says that these should be at least 5.5m long so that vehicles do not overhang the highway and 3m wide, if providing access to a property. Permeable surfaces should be used.
- 3.21 The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA, 2022), identifies the site as Site AS974 and states that it is sustainable, available, achievable and developable for 5 dwellings over the next 6-10 years.

4.0 Planning Assessment

Principle of Development

- 4.1 This proposal site is adjacent to the settlement boundary of Sibson. It is an infill site, surrounded by built development on three sides. The proposal will optimise the potential of

the site, with the benefit of providing two new homes on a small windfall site, in accordance with the NPPF paras. 61, 73 and 124.

- 4.2 The Council's SHELAA identifies the site as sustainable, available, achievable and developable for 5 dwellings.
- 4.3 Para. 84 of the NPPF says that planning decisions should avoid the development of isolated homes in the countryside. The site is next to the settlement boundary as so will not be isolated. The proposed new houses will support services in nearby villages as per the NPPF para. 83.
- 4.4 The Council cannot currently demonstrate a five year housing land supply and this means that the Council is expected to grant planning permission for schemes unless their adverse impacts 'significantly and demonstrably' outweigh their benefits, when assessed against the policies in the NPPF taken as a whole. As we set out in the below sections, the proposal will not have any adverse impacts and the benefits of providing two new family homes, which are much-needed in the area, are substantial.

Design and Appearance

- 4.5 The buildings have been designed to be similar to nearby houses in the village, with gables and dormers and render, brick and tiles. Both houses will be 1.5 storey, so that they will not be imposing in the streetscene. The 2-bedroom house, nearest to The Bungalow, will have a ridge height of only 5.5m. The design accords with the requirements of the NPPF para. 135, Policies DM1, DM4 and DM10 and the Good Design Guide.
- 4.6 The proposal is for two family houses, which Table 3 of the Core Strategy shows there is a high need for.

Heritage

- 4.7 A Heritage Statement accompanies the application. It finds that:

“...any degree of harm attributable to the development in this context would be very small indeed, and the current proposal would do more to preserve the present setting of the Inn and the footpath itself than the refused 2014-16 application, on several counts: (1) the existing diagonal line of the footpath would be preserved; (2) no new opening would be made on to Twycross Road opposite the inn building; (3) the lower density (four rather than ten structures) would be more in keeping with the character of the village and would preserve a larger green area, retaining all the existing boundary trees near the Inn and providing new tree planting; and (4) the extra residents would be potential customers for the Inn, thus contributing to its continued viability, as well as supporting other local services in Sibson and the surrounding villages.”

Neighbour Amenity

- 4.8 The proposal has been designed to avoid any loss of light to or overlooking of neighbouring houses or gardens. The houses will be 1.5 storeys high and so will not be overbearing. The proposal accords with the NPPF para. 135 and Policy DM10.

Standard of Accommodation

4.9 The 2-bedroom house will have a floorspace of 111sqm, which exceeds the minimum floorspace standard of 79sqm. The 4-bedroom will have a floorspace of 384sqm, which exceeds the minimum floorspace standard of 124sqm. Both houses will have large private gardens. They will be positioned to avoid any overlooking or blocking of light from neighbouring dwellings and will be screened by landscaping. The proposal accords with the NPPF para. 135, Policy DM10 and the Good Design Guide.

Access, Parking and Refuse

4.10 It is unlikely that the addition of two dwellings at this location will have any significant impact on the highway network. The proposed new access will be safe with good visibility. The proposal therefore accords with Policy DM17.

4.11 Each house will have a driveway with parking for two cars, and the larger house will have an extra two spaces in a detached garage; this is an appropriate level of provision in line with Policy DM18. Each house will have bin and cycle storage in line with the Good Design Guide.

Trees and Biodiversity

4.12 A tree assessment, grassland assessment and biodiversity net gain report accompany the application. 38 trees are proposed on the site and the site will deliver the required biodiversity net gain of 10%.

5.0 Conclusions

5.1 It is proposed to build two new houses – a 2-bedroom and a 4-bedroom – on the site. These will be detached, 1.5 storey houses with private gardens.

5.2 The proposal will provide two new family houses on an infill site next to the settlement boundary of Sibson and positively assessed in the 2022 SHELAA. It will make efficient use of land.

5.3 The Council cannot currently demonstrate a five-year housing land supply and this means that the Council is expected to grant planning permission for schemes unless their adverse impacts 'significantly and demonstrably' outweigh their benefits, when assessed against the policies in the NPPF taken as a whole. The proposal will not have any adverse impacts and the benefits of providing two new homes and supporting the vitality of nearby villages, are substantial.

5.4 The houses have been well-designed, respecting local character. The proposal is sensitive to the nearby heritage assets.

5.5 The houses will provide a high standard of accommodation for residents. There will be no adverse impact on the highway network and adequate car parking, cycle parking and bin storage is proposed. The required biodiversity net gain of 10% can be achieved.

5.6 The proposal accords with national and local planning policies. It comprises sustainable development and should be approved.