

Planning, Design and Access Statement

for

Demolition of detached double garage and erection of a new 2-bed detached property to the rear of the site with associated landscaping, and formation of new access way to the main property

at

2 Lismore Drive, Hinckley

April 2023



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1.0 Introduction

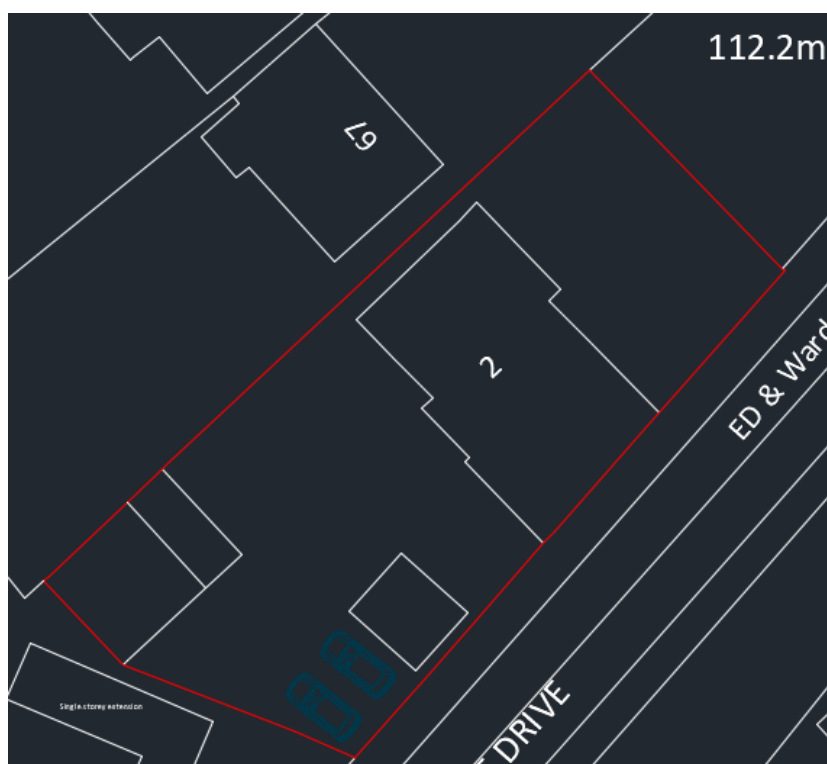
This statement has been prepared by Bsurv Ltd Architectural Design in support of an outline planning application (with reserved matters) for the erection of a 2 bed detached dwelling to the South West of '2 Lismore Drive, Hinckley', in place of a double garage.

The application seeks to create a thermally and energy efficient dwelling within the parcel of land to the South West of the existing property, currently housing a double detached garage and forming the existing vehicular parking for the property.

2.0 Site Description

The application site is a parcel of land forming the South-Western part of the garden and parking area of no. 2 Lismore Drive. The site bounds 4 Lismore Drive (to the South-West), and the far rear garden of 67 Hollycroft housing a number of mature trees (to the North). The host dwelling is a 2-storey dwelling of red facing brick design, and forms part of a mixed street scene of detached and semi-detached dwellings of various scales and designs. The site features a block paved driveway leading to a detached double garage.

The application site is not located within a conservation area.



Existing Site Plan



2 Lismore Drive – Front Elevation



Land to the rear of '2 Lismore Drive' (Existing detached double garage) – the application site

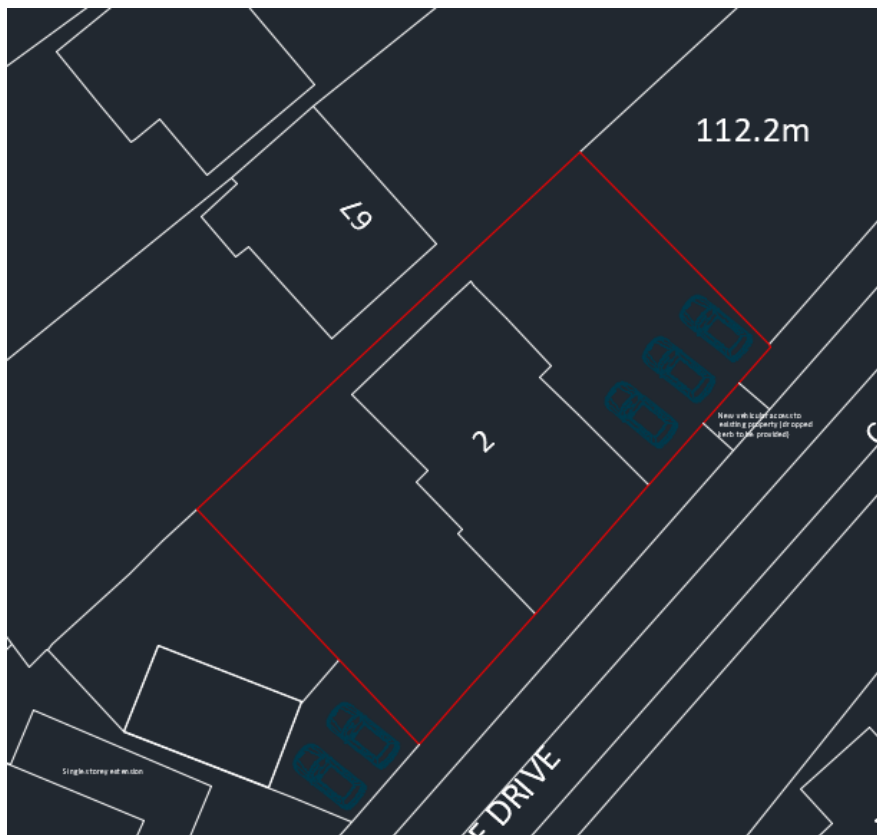
3.0 Summary of the proposed development

The development relates to the erection of one 2-bed detached dwelling, on the parcel of land to the rear of the existing house. The application boundary to the North (garden of 67 Holycroft) already contains a number of mature trees and it is proposed to use this mature landscape setting to position a single dwelling within this parcel of land, resulting in a relatively low density development that reflects the character of the development in the surrounding area.

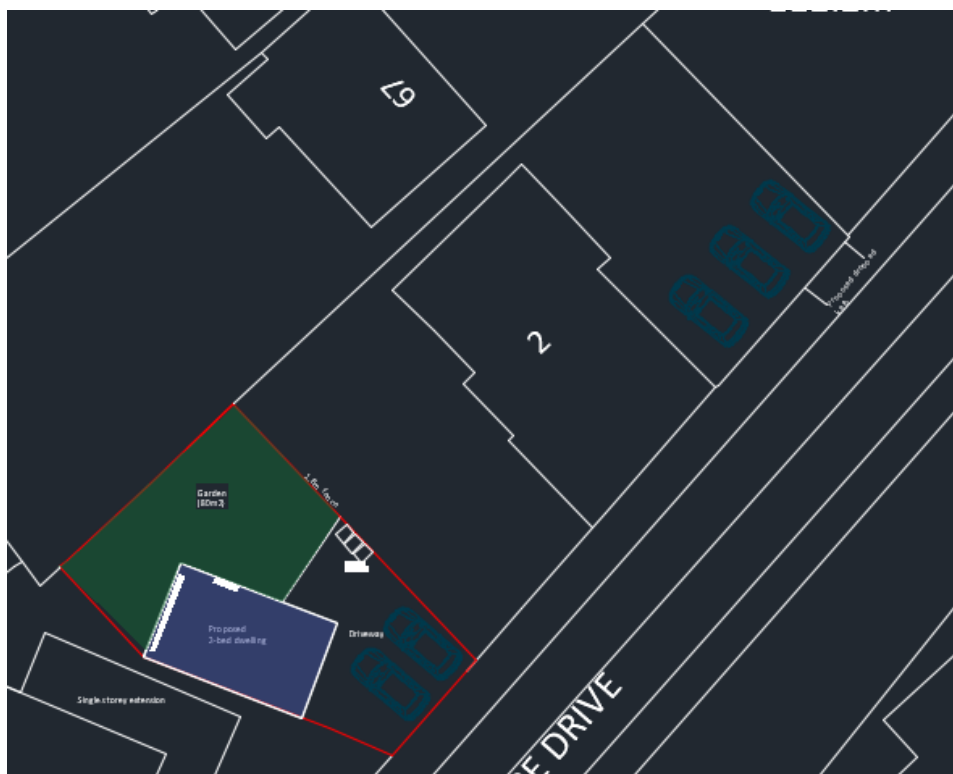
The siting of the proposed dwelling will also have regard to the root protection zones of the existing trees in order to avoid any loss of trees. The siting and orientation of the proposed dwelling has been designed to ensure substantial separation distances between the proposed dwelling and neighbouring existing houses to avoid any issues of overlooking or loss of daylight/sunlight.

It is proposed that the development will be served by the existing access drive, and a new vehicle access and dropped kerb created to the front of 2 Lismore Drive to provide parking to the existing property.

The proposed development will contribute to the supply of housing within Hinckley District Council, and although perhaps not significant in its own right, the cumulative effect of a steady supply of housing from windfall and infill sites such as this one can assist the Council in meeting its housing supply targets. There is clearly a need to release more land for housing, and this development will make a modest contribution to the overall shortfall in the District's housing supply.



Proposed new boundary line – 2 Lismore Drive



Proposed boundary line of new dwelling

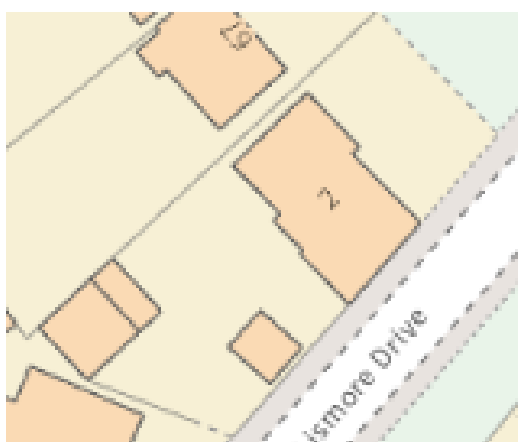
4.0 Site Planning History

- Ref: 74/00395/4M - 14th June 1974 – Extension to form kitchen and study, and erection of double garage and reposition of screen fence – APPROVED
- Ref: 89/00765/4 – 9th June 1989 – Swimming pool extension - APPROVED

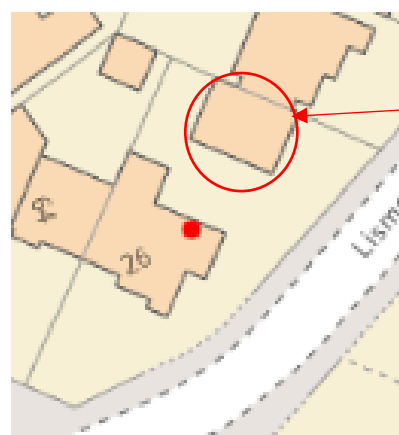
5.0 Relevant Local Planning History

- 18/00292/HOU – 26 Lismore Drive, Hinckley – Erection of new garage with annexe on first floor

Planning was granted for a 2 storey annex within the rear garden of 26 Lismore Drive – a similar style plot (albeit semi-detached and smaller) to the opposite end of the street. The site area in which the building was proposed is significantly smaller than the site area at 2 Lismore drive. The size of the proposed annex is 8m long by 6m wide. The dwelling proposed is just 5m wide by 8.5m long – very similar in size to the annex constructed, albeit narrower, and with a roof-line to match the adjacent properties. The annex also has a separate driveway to the host dwelling, as is the case within this proposal.



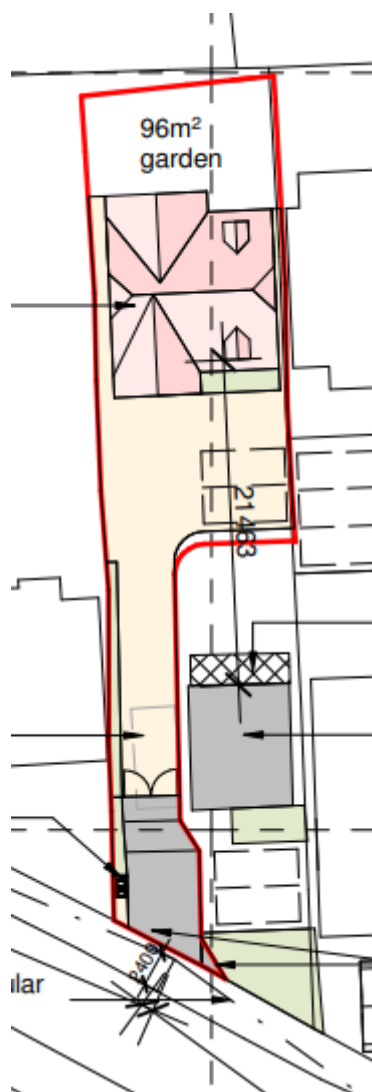
Site area of application site



Approved 2-
storey annex

Site area at 26 Lismore Drive

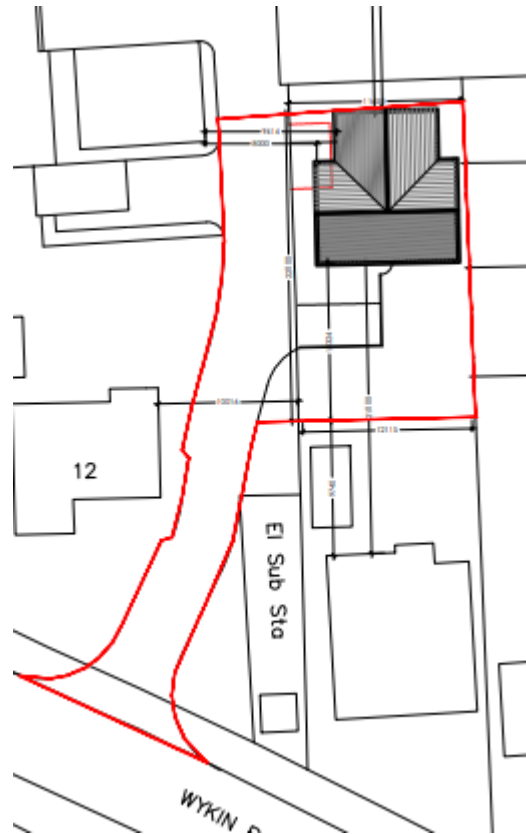
- Ref: 21/01189/FUL - Proposed 2 storey dwelling in land At Rear Of 8 Wykin Road Hinckley Leicestershire LE10 0HY – 16th March 2022 – Approved.



Approved new dwelling site plan (ref: Ref: 21/01189/FUL)

21/01424/FUL - Proposed 2 storey dwelling in land At Rear Of 10 Wykin Road Hinckley Leicestershire LE10 0HY

– 24th May 2022



Approved new dwelling site plan (ref 21/01424/FUL)

21/00609/FUL | Two storey dwelling | Land At Rear Of 341 Coventry Road Hinckley Leicestershire LE10 ONE –
September 2021



Approved new dwelling site plan (21/00609/FUL)



Street-view image of the site area for approved application ref 21/00609/FUL

This proposal was approved for a 3-bed property, with a side garden of less than 60m² in the garden land of the host property.

6.0 Planning Policy and Guidance

The key aspects of national planning policy guidance and the development plan of particular relevance to the consideration of the proposals are highlighted as follows:

6.1 National Planning Policy Framework (The Framework)

The revised Framework was updated in February 2021 and it replaces previous national planning guidance. The revised Framework retains a presumption in favour of sustainable development and paragraph 11 confirms that planning permission should be granted for development proposals that accord with an up-to-date development plan without delay. In our view, the proposal should benefit from the presumption as it is in clear accordance with the development plan.

The overall thrust of the Framework weighs in favour of the development. The Framework seeks the achievement of sustainable development. The three objectives that are required to be met in order that development proposals can be seen as sustainable development are all met by the application proposals.

In terms of the economic objective, the proposed development would have a positive economic impact by virtue of the employment of a number of people who would carry out the development including suppliers and sub-contractors, the majority of which would likely be local to the area. The social objective of achieving sustainable development is exemplified in the proposal in a number of ways. The proposal would provide an additional dwelling which would add to the range of accommodation available locally.

The proposal constitutes sustainable development, as it would achieve the economic, social and environmental gains sought by paragraph 8 of the Framework. The presumption in favour of sustainable

development set out in paragraph 11 of the Framework can, by definition, only be employed by schemes that constitute sustainable development.

Paragraph 59 of the Framework advises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward where it is needed. Paragraph 59 also seeks to ensure that land with permission is developed without unnecessary delay. The application proposed would be delivered in a timely manner to ensure that this aim is met.

Section 12 of the Framework relates to achieving well designed places. Paragraph 124 advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The guidance in paragraph 127 advises that planning decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive as a result of good architecture, layout and landscaping and that they are sympathetic to local character and history while not preventing appropriate innovation or change. The proposal will be carefully designed by the project architects with this guidance in mind.

The application site lies within the settlement boundary of Hinckley, which is an urban area identified in Policy 1 of the Core Strategy as a sustainable location for new residential development. By virtue of the sustainable location of the site within an urban area and with reasonable access to a range of services and facilities and sustainable transport modes, together with the small-scale nature of development, it is considered that a dwelling in the proposed location would not have any adverse impact on the spatial vision for the settlement or the Borough. As such, no objection should be raised to the proposed dwelling in terms of its location and the proposal therefore complies with Policy 1. In terms of visual amenity, Policy DM10 requires development to complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural

features. Hinckley & Bosworth's adopted Good Design Guide Supplementary Planning Document (SPD) sets out guidelines in regard to backland sites such as the proposed. The SPD states that: 'Where an existing plot is proposed to be subdivided to create additional development in backland locations, this will require clear and convincing justification in relation to its context. Some sites may be able to accommodate this type of development, whereas others will not. At a minimum, it will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise'. This is addressed below as part of compliance with the Core Strategy.

6.2 Local Development Framework – the Core Strategy

Policy 1 of the adopted Core Strategy supports development within the settlement boundary of Hinckley. The site is in a sustainable urban location within the settlement boundary of Hinckley and with reasonable access to a full range of services and facilities and sustainable transport modes. Therefore, residential development of the site for one dwelling would therefore be sustainable and acceptable in terms of strategic planning Policy 1 of the adopted Core Strategy.

Policy DM7 seeks to ensure that development does not create or exacerbate flooding. According to the Environment Agency website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea. The principle of residential development in low flood risk areas is acceptable. The Environment Agency Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water. The surface water drainage system for the proposed development would incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere.

Impact upon the character of the area

Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally. The area is characterised by predominantly detached residential properties, in a mixture of scale. Dwellings are predominantly two storeys in scale and face Lismore Drive, and are set back from the highway in a staggered building line. Front driveways are predominantly small. The proposal will provide an additional property to this line of staggered housing – the new dwelling will sit along the same line, and will be angled the same direction as all existing properties to ensure that the proposed dwelling does not interrupt the existing and defined staggered building line that is evident along Lismore Drive. It is therefore considered that the development would not result in any significant or demonstrable harm to the character of the area through the replacement of built form. As a result of the siting, height and size, the proposed dwelling would not appear out of character within the application site, streetscene or the surrounding area.

Impact upon neighbouring residential amenity

Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings. This application is for outline planning permission only with all matters reserved for future submission and assessment except access and building footprint.

All existing houses along Lismore Drive are 2-storey, and set approximately 3.5m away from each other (at first floor level). On some occasions, side extensions have been approved which bring the houses less than 1m of the next. The new house will be sited on the boundary line, which will make the first floor approximately 4.2m from the first floor of the neighbouring property. As with all of the other houses on the street, the only window to the side of the neighbouring property is the window over the stairs, therefore, the new development will not pose any affect on privacy or overlooking.

Additionally, windows will be set at the front and rear, with both side elevations remaining blank to ensure no privacy or overlooking issues with the host property.

The building outline demonstrates an acceptable separation distance of approximately 14 metres between the blank gable wall of the new dwelling, and the habitable bedroom window of the host property. The separation distance together with the erection of appropriate boundary treatments to separate the rear garden of the host property will protect the privacy and amenity of the occupiers of neighbouring properties from any adverse impacts from loss of privacy and from overlooking. Hard and soft landscaping measures will be considered at the reserved matters stage.

The site of the 2 bed dwelling would be 185m², which would include a rear garden of 80m² and a front driveway of 60m². The garden comprises a rear and side garden, separated from the front of the property by a fence. The length of the side garden is 8.5m. This complies with the Good Design Guide, which recommends a garden size of at least 60m² for a 2-bed property and a proposed minimum garden length of 7m. The existing property would still retain the same garden area (with the exception of the driveway area to the rear). The sizing, height and size of the proposed dwelling would ensure that the proposal appears sub-ordinate and subservient to the adjacent properties.

The development of the site for one detached dwelling would be unlikely to result in any significant adverse impacts on the residential amenity of any neighbouring properties and the development would therefore be able to demonstrate accordance with the requirements of Policy DM10 of the adopted SADMP.

Impact upon highway safety

Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 requires new development to provide an appropriate level of

parking provision. The Highways Authority requires that an access serving a single dwelling should have a minimum effective width of 2.75m (plus 0.5m if bound on one side and 1m if bound on both). The frontage of the property will provide a 5.6m access to the new dwelling, which would meet the above requirement for adequate access provision. There is adequate space within the application site and existing dwelling to provide satisfactory parking and turning facilities to serve the host dwelling. We therefore believe the addition of one new dwelling is unlikely to result in any significant material adverse impact on highway safety from additional comings and goings. We therefore believe the scheme to be in accordance with the requirements of Policies DM17 and DM18 of the adopted SADMP.

The above assessment concludes that the proposal is acceptable and should be approved. It is also noted that the Council's last official housing land supply statement (April 2022) calculated a supply of 4.89 years. This represents a shortfall in housing land supply and therefore the Council cannot demonstrate a five-year housing land supply. In such cases, the application should be determined against Paragraph 11(d) of the NPPF whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Therefore, should adverse impacts still be identified by the Council a case will need to be made to demonstrate that these identified adverse impacts would significantly and demonstrably outweigh the benefits. It is considered that the benefits of the scheme include the provision of a small-scale, accessible single storey dwelling in a sustainable location, making effective use of land, with economic benefits through the construction phase (short-term) and the payment of Council Tax (on-going).

7.0 Summary

The proposal comprises the erection of a 2-storey 2-bed dwelling. The principle of the development is acceptable, occupying a sustainable location close to the centre of Hinckley. As the Council cannot demonstrate a five-year housing land supply (the latest figure is 4.89 from April 2022) the application should be determined against Paragraph 11(d) of the NPPF whereby permission should be granted unless

adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. As set out above, no adverse impacts have been identified and the proposal is considered to be acceptable in terms of visual and residential amenity, highway safety and flood risk. The proposal has the benefit of providing an accessible, modest dwelling in a sustainable location and the benefits of the scheme are clear. It is contended the application should therefore be approved as there are no adverse impacts that significantly and demonstrably outweigh the clear benefits.

The proposal accords with the requirements of the adopted Core Strategy, and the advice in the planning Framework. The proposed development would respect the scale and character of the existing dwelling and the street scene, retain adequate private amenity within the curtilage and would not adversely affect the amenities of the occupiers of neighbouring properties. The proposed development would give rise to the provision of a single detached dwelling, consistent with other properties on the street, and of an appropriate layout and using good design principles.