

Planning Statement.

**Two new 3 bed two storey dwellings:
Site on Wolsey Drive, Ratby, Leicestershire**



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1.0 Context

2.0 Design statement

3.0 Access statement

4.0 Conclusions

Appendix- Policies applicable.

This planning statement supports a planning application for a new dwelling. Site, location, floor, and elevation plans accompany the application separately.

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1.0 Context

The substantial site is situated to the end of Wolsey in Ratby, between No 10 and 100 Stamford Street. The property is within a location of similar aged houses/ bungalows within an established residential area, and was most recently used as garages.

To the left are detached bungalows leading to semi- detached houses whilst to the other side is garages leading to a detached two storey house.

The current plot of land is not in use at the moment.

2.0 Design statement

The proposal is for two new two storey detached houses with three bedrooms each. Openings on the side are limited so to not overlook either side, whilst there are only gardens to the rear.

The scale is similar to those already within the area. The siting will fit in with the form and line of the street.

The dwellings have been kept away from the neighbours by siting the parking to the sides.

There is ample garden space to each dwelling in line with council guidance and all internal dimensions meet the space standards easily.

There is ample parking in a same way as others enjoy- the site presently having car access as having been garages. Therefore traffic and highways issues are argued to be not increased.

All materials will be similar to the existing around.

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3.0 Access statement

In line with the building regulations the dwellings will have accessible entrances and ground floor wc.

Parking is provided but Wolsey Drive is within easy walking access of all the amenities that Ratby has to offer.

There is easy access to public transport from the site.

3.0 Conclusions

The scheme will provide much needed dwellings to the area. Helping with the councils acknowledged short fall in new house built. The site is suitable and sustainable.

All space standards have been met and it is felt the impact on the neighbours is minimal and acceptable.

The applicant is willing to work with the council to enable approval.

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Planning policies potentially applicable.

National Planning Policy Framework

NPPF states that the purpose of the planning system is to contribute towards the achievement of sustainable development - at a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The planning system has 3 overarching objectives which when combined determine sustainable development. An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Local Policy guidance includes:

- Hinckley & Bosworth Internal Space Standards Report 2021
- The Good Design Guide 2020

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