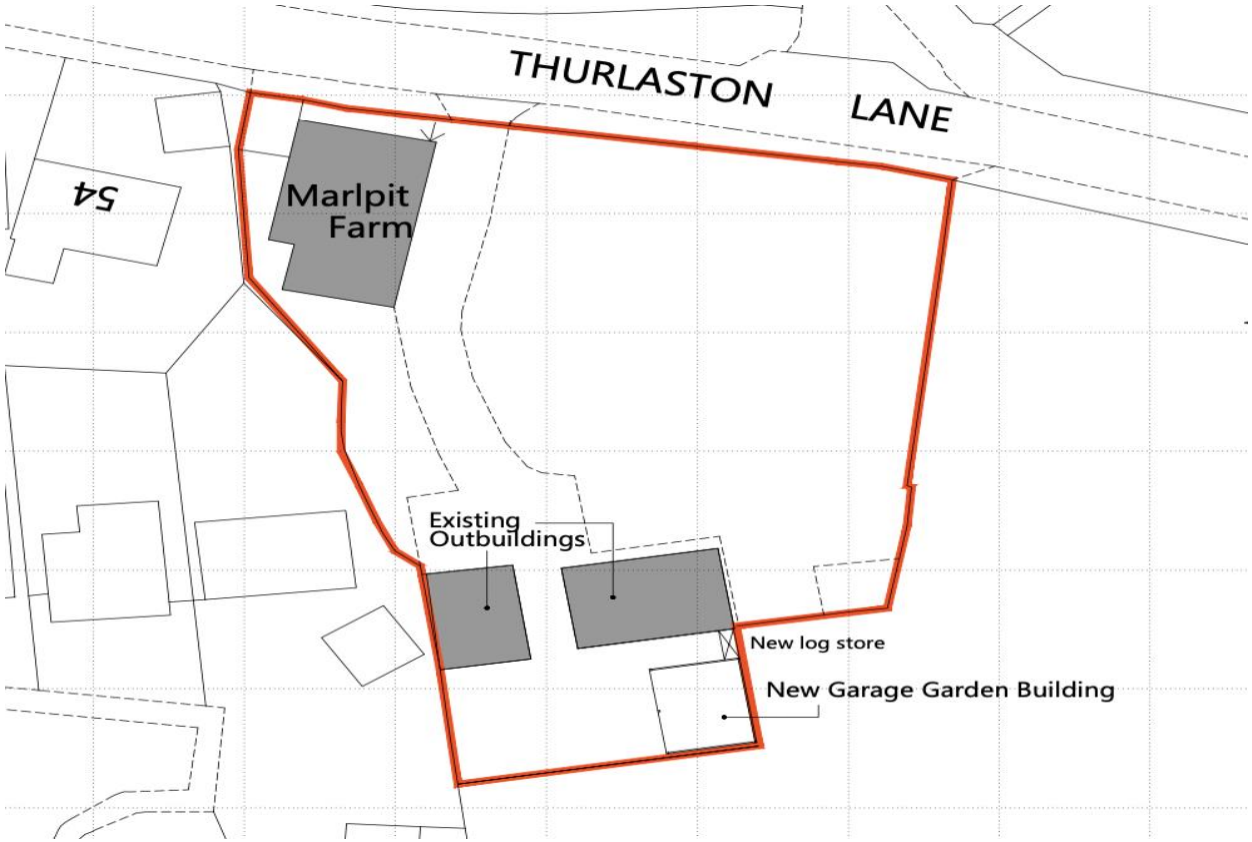
Design and Access/Planning Statement



Continued use of land as residential curtilage and retention of timber building, log store and fencing, Marlpit Farm, Thurlaston Lane, Earl Shilton

March 2023

Contents

Introduction	1
Physical Context	2
Social Context	2
Economic Context	3
Environmental Context	3
Planning History	3
National Planning Policy Framework	4
Development Plan Policies	5
Design Constraints and Opportunities	7
Design Principles	8
Site Use/ Amount of Development	9
Layout	10
Appearance	11
Landscaping	11
Scale	12
Access around the Development	12
Conclusion	13

Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, a proposal for the continued use of an area of land as residential curtilage and the retention of a timber building, log store and fencing at Marlpit Farm, Thurlaston Lane, Earl Shilton.

Paragraph 126 of the National Planning Policy Framework advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what planning and development should achieve.

The framework of this statement follows the guidance set out in the CABE document entitled Design and access statements – how to write, read and use them. It is important to note that the DCLG Circular 01/06 Guidance on Changes to the Development Control System explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

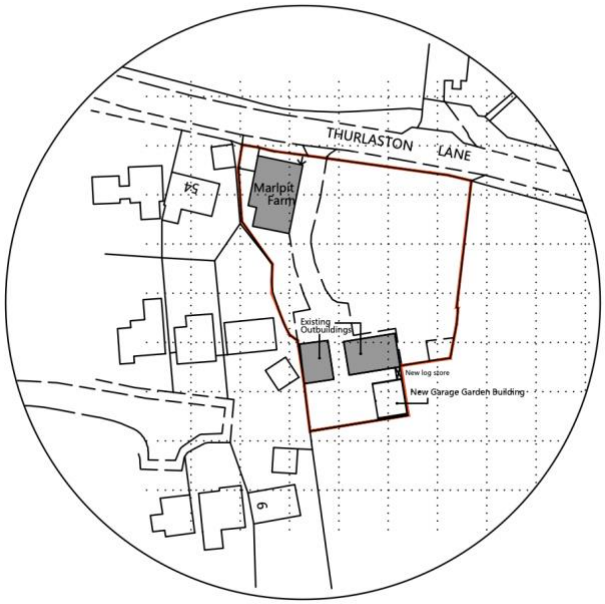
This Design and Access Statement assesses the physical and socio-economic context of the site, relevant planning policy, and then assesses the proposal under six headings:

Use/amount;
layout;
appearance;
landscaping;
scale; and
access

Physical Context

Location

The application site lies to the south of Thurlaston Lane approximately a kilometre from the centre of Earl Shilton. The site lies on the edge of the village in a rural area characterised by residential housing and agricultural uses.



Location Plan

The site is accessed from Thurlaston Lane as indicated above.

The site extends to approximately 0.19 hectares. The site has an extensive frontage to Thurlaston Lane.

Site Description

As indicated above, the site comprises a detached house with two established outbuildings to the south. The application seeks permission for the continued use of an area of land to the south of these buildings as residential curtilage, the retention of a timber storage building, log store and fencing. The area of land in question was unused prior to the change of use.

Social Context

It is important to assess the affect that any development proposal will have on people in the locality and the formulation of the scheme has carefully considered the need to ensure that there is no adverse affect in terms of residential amenity or the character and appearance of the area. The near neighbours on King Richard's Hill would not be significantly affected by the continued use or the retention of the building in terms of residential amenity.

Physical Context

In terms of the affect of the development on the character and appearance of the area, the overall site would be largely unaffected as the area of land in question is limited and the building is small scale.

Economic Context

In terms of the economic objective, the development has had a minor positive economic impact on the local economy with the employment of local contractors and suppliers.

Environmental Context

In terms of the environmental impact, the proposal has had a very limited effect on the area. The proposal would use this small area of land for a beneficial purpose without giving rise to any adverse impacts.

Planning History

There is no planning history on the Council's register of relevance to the application proposals.

National Planning Policy Framework

The National Planning Policy Framework ('The Framework') sets out the Government's planning policies for England and how these are to be applied. The framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development, and this is made up of three dimensions:

- an economic objective i.e. contributing to building a strong, responsive and competitive economy;

- a social objective i.e. supporting strong, vibrant and healthy communities; and

- an environmental objective i.e. contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 8 advises that the above roles are interdependent and need to be pursued in mutually supportive ways.

Paragraph 14 states that there is a presumption in favour of sustainable development and that this means approving development proposals that accord with the development plan without delay. In this case, the proposal would fully accord with the relevant development plan policies and as it proposes sustainable development as defined in the Framework, planning permission should be granted.

Section 12 of the Framework relates to achieving well designed places. Paragraph 126 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 130 advises that planning (policies and) 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 has been carefully designed with this guidance in mind. The submitted site layout and detailed plans indicate how this has could be successfully achieved.

Development Plan Policies

The Development Plan for this site consists of the adopted Core Strategy for Hinckley and Bosworth Borough, the Site Allocations and Development Management Development Plan Document and the Area Action Plan (AAP) for Earl Shilton and Barwell. The AAP boundary includes both villages and the two respective sustainable urban extensions (SUE). The application site lies on the edge of the Earl Shilton SUE.

The following policies are considered the most relevant to the consideration of the application:

Hinckley and Bosworth Local Development Framework - Core Strategy (adopted December 2009)

The spatial strategy and policies for rural areas section of the Core Strategy advises that the focus of most new development will be in and around the Hinckley sub regional centre, however, the needs of rural settlements must also be taken into account.

The application site lies in an area identified on the Strategic and Southern Green Infrastructure diagrams as Access and Recreation.

Policy 2 regarding the creation of a sustainable urban extension at Earl Shilton of approximately 2000 homes and the SUE includes part of the application site. The site is located outside of the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge to the south west.

It is not considered that the proposals would undermine the objectives of this strategic policy.

Site Allocations and Development Management Policies Development Plan Document, adopted July 2016

The following policies are considered the most relevant to the proposals:

Policy DM1 – Presumption in Favour of Sustainable Development reiterates the presumption provided in the Framework that applications that accord with the development plan should be approved.

Policy DM4 – Safeguarding the Countryside and Settlement Separation advises that the countryside will be safeguarded from unsustainable developments. Sustainable developments will include, inter alia, the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting. Whilst the application proposals relate to the

continued use of land as residential curtilage and the retention of an existing building (rather than the re-use of an existing one), the proposals would give rise to the desired enhancement of the setting of this part of the countryside.

Policy DM4 contains further criteria that are required to be complied with in order to be considered in accordance with the policy. These include the need to ensure that the scheme does not have a significant adverse effect on the intrinsic value and landscape character of the countryside. No such significant impact would result from this small development. The development would have no perceptible impact on the separation of settlements, sitting as it does, on the very edge of the built confines of Earl Shilton but a good distance away from Thurlaston and Normanton.

The scheme would not adversely affect the occupiers of neighbouring properties.

Policy DM10 – Development and Design sets out a number of requirements for new built development to be considered acceptable. As indicated in previous sections of this statement, the proposed scheme would not have a significant adverse effect on privacy and amenity of nearby residents (criterion a).

Further criteria in policy DM10 seek to ensure that the scale, mass, layout, design and materials of the development complements or enhances the character of the surrounding area. Compliance with this criterion is demonstrated by the submitted plans which show the retention of a small timber single storey building with a low flat roof.

Design Constraints and Opportunities

The application site is located in the countryside, outside of but close to the services and facilities which are found within Earl Shilton and Barwell.

The major constraints to the development of the site are relatively few with the principal considerations being:

Ensuring that the layout and design of the development is compatible with this rural location.

Ensuring that no loss of amenity to adjoining occupiers occurs as a result of the development.

In terms of its opportunities, the proposal provides additional storage and turning space for vehicles increasing the enjoyment of the existing property.

The development proposed would have no adverse affect on any of the surrounding dwellings and no material impact in the character and appearance of the area.

Design Principles

The scheme has been designed with the following design principles in mind:

- Be well Integrated into its surroundings;
- Providing additional storage and parking/turning that it does not dominate the rear part of the site.

Site Use

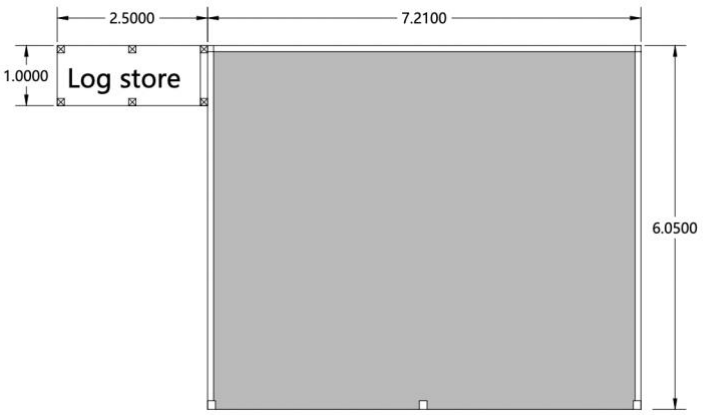
The proposal seeks full planning permission for the continued use of an area of land as residential curtilage together with the retention of a timber storage building, log store and fencing.

Notwithstanding the designation of the land as part of the Earl Shilton SUE, the use of the part of the that it outside of the current residential curtilage is considered an appropriate use to apply for planning permission for given that it is likely that this area would have been part of a residential garden within a new housing development in the SUE development. The proposal is in keeping with its rural surroundings and the policy context provided by policies DM4 of the Site Allocations and Development Management DPD. With that in mind, it is considered that a residential use should be favourably considered.

Amount of Development

The application proposes the following amount of development:

A timber storage building of approximately 43 square metres.

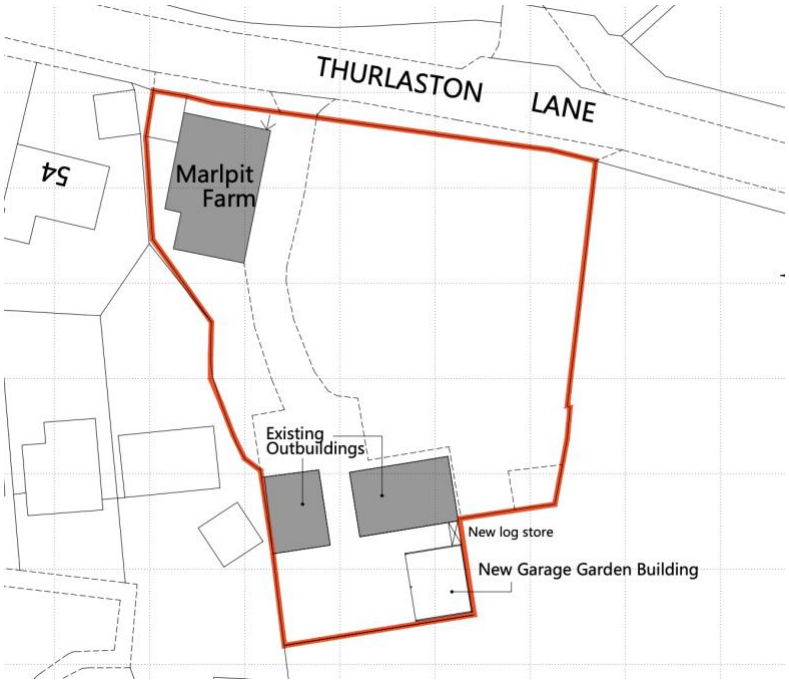


A log store of approximately 2.5 square metres.

Layout

The additional residential curtilage sits within the southern part of the wider site to the rear of two existing outbuildings.

The layout is well structured with one main access point (from Thurlaston Lane). This is unchanged by the proposals.



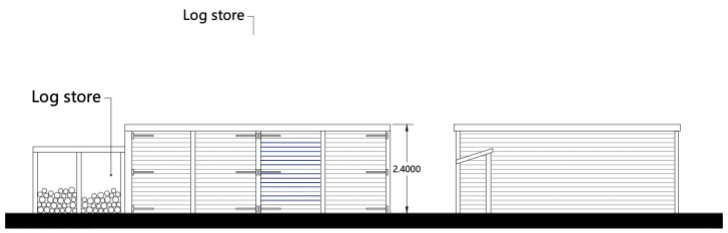
Layout Plan

The accessibility of the site will be primarily addressed in the Access section of this Statement, however, it is considered that the proposed layout promotes a clear definition of public and private realm areas.

Appearance

The proposed storage building has been designed to appear rural in nature, reflecting its location on the edge of the village. The building has a simple approach to form and elevational treatments would maintain the high quality environment found locally.

Rear Elevation 1:50 Side Elevation 1:50



Front Elevation 1:50 Side Elevation 1:50

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Landscaping

It is expected that the final details of landscaping would be the subject of a condition for subsequent approval, however, the incorporation of additional supplementary landscaping may be possible within certain areas of the site.

Scale

As indicated under the Amount heading earlier, it is proposed to retain a single storey timber storage building with a maximum height of approximately 2.4 metres.

Front Elevation 1:50

Sim

Access around the development

As indicated above, the existing access is unchanged, and the proposal simply provides additional hard surfaced parking and turning space at the rear of the site.

Conclusion

It is considered that this Statement demonstrates that the design aspects and impact of the proposals is acceptable and that an attractive environment would be maintained.

The main design principles of providing a distinctive design character and quality have been adhered to and all constraints to development have been fully assessed in the design process.