

Minesh Patel Architects Ltd

# Planning Statement

Erection of one dormer bungalow on the land opposite 49 Moore Road,  
Barwell, Leicestershire

7-22-2024

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## **1.0 INTRODUCTION**

- 1.1 This planning statement has been prepared by Minesh Patel Architects Limited, on behalf of Common Land Dev Limited in support of an application for the erection of a single dormer bungalow together with parking, landscaping and amenity space at land opposite 49 Moore Road, Barwell, Leicestershire
- 1.2 This statement explains the details of the proposal, reviews the proposal against the relevant planning policies, and sets out the relevant material considerations in respect of the proposal. This statement concludes by setting out the numerous benefits of the scheme and the reasons why the proposal should be approved.

## **2.0 SITE LOCATION AND CONTEXT**

### **Site Location**

- 2.1 The application site is located within a highly sustainable urban location within the settlement boundary of Barwell and within reasonable distance of its services and facilities where residential development would be acceptable in principle. It is located close to the junction of Moore Road with Red Hall Rd and sits opposite 49 Moore Road.

### **Site Description**

- 2.2 The site has an area of 126sqm and is triangular in shape. The site is open and currently undeveloped unused scrub land. The site has a derelict condition and has been for many years. This means that it does not contribute positively to the character and appearance of the area.

The existing level of the site is raised approximately 0.5 metres above the pavement level.

## **3.0 PLANNING HISTORY**

- 3.1 The application site itself isn't subject to any relevant planning history. However there are a number of relevant recent developments along Moore Rd as discussed below.

### **3.2 16/00305/FUL – Demolition of church hall and erection of 4 dwellings at Moore Road.**

This application introduces a new house type to the area. The houses also introduce new materials to the area such as cream coloured render and blue cladding in the front elevations - thereby adding to the variety on More Road.

### **3.3 16/00204/OUT - Erection of 14 dwellings at Moore Road**

This application introduces a new typology to the area - apartments. The apartment blocks also feature dormers.

## **4.0 THE PROPOSED DEVELOPMENT**

### **4.1 Scale and Amount**

The proposal is to provide 1 dormer bungalow. The proposed building would occupy a footprint of 53sqm.

## 4.2 Layout

The surrounding area has an established residential character and appearance, with dwellings within the vicinity of the site predominantly comprising semi-detached and terraced houses with dwellings typically set back from the street behind front gardens. The proposed bungalow follows this pattern of development as it also set back from the street behind a front garden.

## 4.3 Scale

The proposal is a dormer bungalow, it's height is lower than the surrounding two-storey properties to avoid it having an overbearing impact and reducing its prominence within the street scene.

The site level is proposed to be lowered by 0.5 metres so it is level with the pavement. This allows a reduced overall building height and reduces the impact of the bungalow on the surroundings.

As the proposal is a bungalow as opposed to a two-storey dwelling, it would not have any adverse overlooking impacts or result in any significant adverse overbearing, loss of light or overshadowing impacts on neighbouring properties.

## 4.4 Landscaping

As shown on the Proposed Site Plan, it is intended that the site be enhanced with additional planting and landscaping. A grassed front garden is proposed with a new tree.

## 4.5 Appearance

In accordance with Policy DM10 of the adopted SADMP, The materials proposed reflect the materials of neighbouring building in the local area. Locally distinctive features, such as the brick 'goalpost'/surround detail found in the front doors of the houses opposite have also been incorporated into the proposed design. The dwelling would be a simple and low key design with a pitched tiled roof and be of brick construction. It is expected that there will be a planning condition for the materials.



Front Elevation  
1 : 100

#### 4.6 **Parking**

The site is currently accessed via the garage forecourt, however this application proposes new access via a dropped kerb on Moore Road directly onto the site. One off street parking space has been provided. The pre-application response advised that the parking space fell short of the recommended minimum size. This has been addressed with the driveway made slightly larger to meet the requirements in the Good Design Guide.

Although there is insufficient space to allow a car to turn within the site, this is an existing condition for other properties on Moore Road and as such is not considered to result in significant impacts upon highway safety.

### 5.0 **THE PLANNING POLICY CONTEXT**

#### 5.1 **The National Planning Policy Framework**

5.2 National planning policy is set out in the National Planning Policy Framework. This is a material consideration in the in the determination of planning applications.

5.3 Paragraph 12 of the NPPF is clear that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. Paragraph 14 further notes that the presumption in favour of development means approving development proposals that accord with the development plan without delay.

5.4 Sustainable development is the golden thread running through the framework and in respect paragraph 14 states that 'at the heart of the national planning policy framework is a presumption in favour of sustainable development which is a golden thread running through the heart of both plan making and decision taking'.

5.5 Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that housing policy can be considered out of date if it is not able to demonstrate a 5 year supply of deliverable housing sites.

5.6 The council do not have a five year supply of housing land which means there is a presumption in favour of sustainable development. The Framework is also clear that there is a need to boost the supply of housing.

5.7 Paragraph 11 (d) ii. of the NPPF should also be applied. This states that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

5.8 Paragraph 59 outlines 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 can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

5.9 Paragraph 68 highlights that *"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should...support the development of windfall sites through their policies and decisions –*

*giving great weight to the benefits of using suitable sites within existing settlements for homes...”.*

## **6.0 PLANNING CONSIDERATIONS**

6.1 I consider that the application proposal raises the issues below which I will consider in turn.

### **6.2 Impact on the character of the area**

6.3 There is a lack of consistency in character and appearance in the area. The street scene in which the site would be viewed already has considerable variation to its built form. This can be seen in Figure 1 below – in a single view of the site, five different building typologies can be seen: two types of semi-detached houses, terraced houses, garages and the two storey apartments to the rear of the site. Therefore the proposal would result in limited harm.



*Figure 1: Multiple building types and typologies can be seen in a single view of the site*

- 6.4 The existing site is actually causing harm to the character and appearance of the area and has done for many years. This can be seen in google street view images dating back to 2008. See images below:



Figure 2: Google Street View image from 2009



Figure 3: Google Street View image from 2016



Figure 4: Google Street View image from 2022

- 6.5 The proposed bungalow would make effective use of this underutilised land to provide a new dwelling for which there is an identified need to which the framework says that substantial weight should be attributed.
- 6.6 Furthermore, the proposal would introduce development in keeping with the residential character that surrounds the application site and would add greater interest and visual amenity to a derelict parcel of land. Therefore the bungalow would be an enhancement to the area.
- 6.6 Impact on the Amenity of Neighbouring Occupiers and Future Amenity of Occupiers**
- 6.7 The council's pre-application response raised concerns that the garden does not meet the minimum recommended size of 60sq.m for a two bed dwelling. This has been resolved as the proposal now has only one bedroom.
- 6.8 Another concern in the pre-application response was that the garden would be overlooked. This has also been resolved. The scheme submitted for pre-application advice had a garden level (and site level) which was raised 500mm above the pavement level. The proposal has now been revised and the overall site level has been lowered by 500mm to match the pavement level. The garden has been lowered a further 500mm (1m overall from the pre-app scheme). The existing boundary fence to the south-east will remain unchanged. Therefore there is now minimal overlooking. Please refer to page 14 in the Design and Access Statement which clarifies this further.
- 6.9 Further to this, Radford Park is less than 60 metres from the site. This is an area of publicly maintained open green space also providing children's equipment and informal play space.

The quality of open spaces have been considered within the Open Space, Sport and Recreational Facilities study which awarded Radford Park a quality score of 70%.

#### **6.10 Principle**

- 6.11 The application site is located within a highly sustainable urban location within the settlement boundary of Barwell and within reasonable distance of its services and facilities where residential development would be acceptable in principle.
- 6.12 Therefore the proposed scheme would not be in any conflict in terms of adopted strategic planning policies.
- 6.13 The application site is in an area where there is a general presumption in favour of residential development. The proposal is therefore considered to be in accordance with adopted strategic planning policies 7 and 8 of the Core Strategy and DM1 of the SADMP subject to satisfying other relevant policies and material planning considerations.

#### **7.0 CONCLUSIONS**

- 7.1 This report relates to the erection of a dormer bungalow, following receipt of pre-application advice (22/10146/PREHMO) for the scheme. The issue with garden size has been resolved by reducing the number of bedrooms from two to one. The overlooking and privacy issue has been resolved by lowering the garden level. The proposal is therefore in compliance with Policy DM10 of the adopted SADMP.
- 7.3 With regards to impact on character; the existing site has detracted from the area for many years. There is also a lot of variation in the type of buildings in the area. For these reasons, the proposal would enhance and contribute positively to the site and surrounding area.
- 7.4 The proposal would make effective use of under-utilised land to provide a new dwelling for which there is an identified need to which the Framework says that substantial weight should be attributed.
- 7.5 The Council cannot demonstrate the deliverable supply of housing sites as required by the Framework. With the above in mind and when assessed against the policies in the Framework taken as a whole, paragraph 11d and the presumption in favour of sustainable development applies and permission should be granted.
- 7.6 Modest and sensitively designed developments such as the proposed dwelling can easily assimilate into the local context and improve what is currently a vacant and derelict site, the application represents an opportunity to do this and the applicant is keen to work with the Council to ensure that it is done in a positive way.