

PLANNING AND DESIGN AND ACCESS
STATEMENT

FOR

NEW DWELLING
ADJACENT
3 CHURCH HILL
BAGWORTH

MAY2023

NIGEL DUTTON DESIGN
nigel.dutton88@gmail.com

INTRODUCTION

Character Analysis and Appraisal

The site lies in the centre of the village of Bagworth.

The property lie at the end of Church Hill and presently sits in a large garden area, complete with large garage building, wooden and brick stables and a large paddock to thereat .

The building site is to the west of the existing dwelling and is an infill site between the existing dwelling and the site boundary.

The former village church site sits to the north east of the site, alongside which is a public footpath.

The site is served by a carriageway which serves a number of dwellings. The church site, which is now set out a lawn and churchyard.

The proposed building is a part two storey, and part single storey 3 bedroom dwelling .

The design is intended to be of a high material quality with plinth brickwork and detailing to mirror that of the detailing on the existing dwelling.

The surrounding buildings are 3 modern cottage style houses , with two cottage dwellings at no 1 and no 2.

The general character of the areas one of a village setting with the modern house built in a cottage style to mirror the oder dwellings in style and feel.

Therefore the form and scale of the development will be in keeping with the adjacent dwelling and its surroundings.

see photos in Appendix.

POLICIES

The policies taken into consideration for this application are the Hinckley & Bosworth Core Strategy (December 2009), together with the Site Allocation and Development Management Policies DPD (July 2016).

Policy D1 – Design of New Development

The Council are engaged in a review of their Local Plan but this is at an early stage of preparation and it is intended that a pre-submission draft of the Plan will be published for consultation later in 2020. As such, any emerging Policies and Proposals contained in the pre-publication draft of the Plan which may appear during the currency of this application can be accorded little weight as those Policies and Proposals would not have progressed to the Examination stage.

The Core Strategy was adopted in December 2009 and is therefore now of

considerable vintage: it pre-dates the original publication of the Framework in 2012 and its subsequent revisions in 2018 and 2019. The policies and proposals within the Core Strategy therefore need to be accorded due weight having regard to their degree of consistency with the Framework.

Policy 24 is concerned with sustainability and requires that residential developments should meet a minimum code level for sustainable homes of level 6 from 2016 onwards. This Design and Access Statement confirms that this level will be delivered by the proposed development and therefore the application proposals accord with the requirements of Policy 24

Site Allocations and Development Management Policies DPD (2016)

Policy DM2 is concerned with sustainable development and seeks to reduce the carbon footprint of new development. This application proposal has due regard to such considerations

Policy DM11 is concerned with protecting and enhancing the historic environment and Policy DM12 is concerned with heritage assets, including conservation areas. Although this proposal is not in a conservation area as such the design has taken into consideration its relationship to the present house and nearby Church.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

It is considered that the proposed development constitutes sustainable development that is consistent with the objectives of extant development plan policy and national planning policy set out in the Framework.

DESIGN

The proposed building is a part two storey, and part single storey 3 bedroom dwelling .

The design is intended to be of a high material quality with plinth brickwork and detailing to mirror that of the detailing on the existing dwelling.

Therefore the form and scale of the development will be in keeping with the adjacent dwelling and its surroundings.

Landscape

The landscaping is generally as existing to the front courtyard area. No other additional landscaping is proposed to the rear as this will be laid to, lawn.

A 1800mm high timber close boarded fence will be erected between the new and existing dwelling, as shown on the plans.

Materials

The buildings will be constructed in traditional brick and tile construction. A high quality facing brick - red in colour will be used together with a mixture of reformed slate to the roofs. These will be subject to sample approval by the Planning Authority.

The windows are proposed to be in timber construction to be in keeping with the traditional appearance. The door will be painted panelled hardwood. Picking these materials will enable the new development to fit harmoniously with its surroundings. Using these traditional materials building for life criteria will be met.

Parking

The present dwelling is served via a non adopted highway.

At the moment on site is a large steel garage building which can accommodate 8 cars with 1 additional car parking space at the site entrance. It is proposed to use the existing garage as parking for a minimum of 2 no car parking spaces per dwelling, although 4 each dwelling could be accommodated.

A right of way across the existing drive will be utilised to serve the new dwelling .

APPENDIX - PHOTOS



1. modern dwellings



2. cottages



3. entrance to present house