Design & Access Statement

Erection of dwelling land rear of 27 Trafford Road,
Hinckley, LE10 1LY.

June 2011

Introduction

DAS Erection of dwelling LRO 27 Trafford Rd LE10 1LY

This statement is submitted in support of the full planning application for the erection of a
dwelling on land rear of 27 Trafford Road, Hinckley, LE10 1LY.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and
Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (

General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on
Changes to the Development Control System" and the guidance given in the Department of
Communities and Local Government Guidance on information requirements and validation
(April 2010), the level of detail presented in this DAS is proportionate to the scale and
complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in
the formulation of the application. As a minor development references were made to the
relevant planning policies. These are predominantly the saved Local Plan policies as they
take primacy in the determination of such an application and are consistent with the broader
aims of Regional and National Planning Policy Statements.

Policy Considerations

National Planning Guidance

Planning Policy Statement 1 (PPS1) „Delivering Sustainable Development.

Planning Policy Statement 3 (PPS3): „Housing.

Planning Policy Guidance Note 13 (PPG13): „Transport.

Local Guidance

The site is within the settlement boundary of Hinckley as defined in the adopted Hinckley and

Bosworth Local Plan (2001)

Policy RES5: 'Residential Proposals on Unallocated Sites'

Policy BE1: 'Design and Siting of Development'

Policy T5: 'Highway Design and Vehicle Parking Standards'

Policy REC3: 'New Residential Development - Outdoor Play Space for Children'

SPD / SPG

Leicestershire County Council's document 'Highways, Transportation and Development'

Supplementary Planning Guidance on New Residential Development

Play and Open Space Supplementary Planning Document (SPD) (2008).

Principle & Use

The site is located in an established residential area within the settlement boundary of
Hinckley. It occupies a sustainable location close to all local public services, amenities and
transport links.

Material considerations

The changes to PPS3 seek to protect communities from inappropriate development but not to
curtail development where it accords with Local Plan policy. The layout demonstrates the
scheme respects the balance and proportion of the existing built form thereby ensuring the
character of the area remains unaffected.

Similar proposals recently approved by the LPA include:

11/00224/FUL Erection 4No dwellings LRO 9 Spa Lane Approved 24.05.2011

11/00032/OUT Erection 2No dwellings LO Eastwoods Rd Approved 31.03.2011

10/00914/FUL Erection of dwelling LRO 23 De Montfort Road Approved 14.01.2011

The proposal therefore accords with the amendments to PPS3 introduced on the 9th June
2010.

Amount, layout & design

National policy through PPS1 & PPS3 continues supports well conceived developments that
make efficient use of under- utilised land, including that which makes up part of a residential
curtilage. The site plan demonstrates how the dwelling will be positioned within the site and
how the scheme is capable of meeting the policy criteria in terms of separation distances,
amenity space and parking.

The design and scale of the scheme was informed and influenced by the existing built form
and recent pattern of development approved along the access roads in close proximity to the
site. The successful assimilation of the development into the local context is achieved by
adopting an individual design and combining it with co-ordinated proportions, materials, colour
and detail to reflect the historical evolution of the wider area.

The design of the proposal draws upon the architectural features of the area and the use of
matching materials and complementary roof profile ensures the design achieves a continuity
of appearance that aids the assimilation of the scheme within the site. The completed design
reflects the existing pattern of built form thus creating a fully integrated design solution.

Ecology, landscaping & boundary treatment

The site is essentially a vacant plot with no significant vegetation. The use of traditional
boundary treatment combined new soft landscaping features will enhance and maintain the
continuity of the local environment. Where appropriate the existing vegetation will be retained
as established features to aid with the assimilation of the development into the locality. As a
result there will be no detrimental effects on the ecology of the area or protected species.

Access & Parking

Access will be gained via the existing road and parking for two vehicles will be provided within
the curtilage of the dwelling in accordance with policy T5 and the vehicle parking standards
for new developments.

Sustainability

In relation to the development meeting the requirement for the Code for Sustainable Homes,
this can be secured via condition providing compliance would not render the scheme economically unviable.

Developer Contributions

The Community Infrastructure Levy (CIL) Regulations 2010, Part 11, Regulation 122 provides
a statutory duty in respect of planning obligations and requires them to be necessary, directly
related and fairly and reasonably related in scale and kind to the development proposed. The
Regulation does not replace Circular 05/2005 instead provides a statutory framework in
conjunction with existing planning legislation.

Government Circular 05/2005 sets out the Secretary of State.s policy on Planning Obligations,
and should be given significant weight in decision making and developer contributions.

Contributions sought by the LPA towards improvements of Play & Open Space facilities will
have to provide a site specific analysis of the impact of the proposed development upon
existing services within the catchment area. A description of how the contributions would be
spent to specifically address those impacts and the timeframe will also form part of the
justification.

If the LPA can demonstrate that any contributions are necessary to make the development
acceptable in planning terms, that they are directly related to the development, and are fairly
and reasonably related in scale and kind to the development, then in accordance with
paragraph B35 of Circular 05/2005, the applicant would agree to the request of a financial
contribution.

A draft Heads of Terms is included in Appendix 1.

Conclusion

The proposed scheme meets the objective of providing additional housing by complementing
and maintaining the spatial characteristics of the existing pattern of development.

With the proposal informed by the existing built form and careful design, such a development
would not detrimentally affect the amenities of neighbouring properties or compromise
highway safety therefore represents an integrated, sustainable and sensitive residential
development that is appropriate within the local context.

The scheme would also cumulatively contribute to the Council.s current shortfall in 5 year
housing supply and is therefore recommended for officer support and subsequent approval.

Appendix 1

Site location:

Land rear of 27 Trafford Road, Hinckley, LE10 1LY.

Description of the development:

Erection of 1No dwelling.

DRAFT HEADS OF TERMS

Where appropriate the development will meet the requirements for and costs of, relevant infrastructure and facilities reasonably related to and directly arising from the development pursuant to the advice and guidance of Circular 05/2005.

The Secretary of State advises in paragraph B10 Circular 05/2005:

"...where the development is needed to meet the aims of the development plan it is for the local planning authority and other public sector agencies to decide what is to be the balance of contributions made by developers.....decisions on the level of contributions should be based on negotiation with developers over the level of contribution that can be

demonstrated
as reasonable to be made whilst still allowing development to take place"

Borough Council

The planning obligations to be negotiated with the Borough Council may include Policy REC3

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Play & Open Space Guide - Supplementary Planning Document September 2008