

PLANNING STATEMENT

MAY 2025

GHMPLANNING

87 Park Road, Beeston, Nottingham, NG9 4DE

joe@ghmplanning.co.uk

07447 089990

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of David Granger Architectural Design Ltd. in support of the reserved matters planning application for the erection of a dwelling.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
 - Plans and drawings.
 - Application forms.

- 1.3 This statement describes the application site, the locality and proposal, comments on the relevant Development Plan and national policy framework and provides the information required for the Local Planning Authority to fully assess the proposal.

2.0 Site and Surroundings

- 2.1 The application site is located on the western side of Nutts Lane and accommodates a two-storey dwelling set back from the highway. The dwelling is rendered under a tiled roof and has single storey additions to the side and rear. The dwelling is one of a line of houses running north to south of varying designs and sizes. The area also accommodates a mix of commercial uses.
- 2.2 Vehicular access from Nutts Lane is located at the southern end of the site which leads to hardstanding to the front of the dwelling. The hardstanding then extends beyond the dwelling and leads to a yard at the rear, beyond the rear garden serving the dwelling. This area accommodates several buildings and structures including a double garage and a detached, two-storey building formerly used as a squash court building. To the rear of the site there is countryside which includes an adjacent agricultural building.

3.0 Relevant Planning History

- 3.1 Application 92/00246/4 approved the erection of a dwelling (outline).
- 3.2 Application 93/00705/FUL approved an extension to the dwelling and the erection of the squash court.
- 3.3 22/00100/HOU approved the part demolition of the side of dwelling, a two-storey side and rear extension, single storey rear extension and amendments to access and parking.
- 3.4 22/00129/FUL approved a 1.5 storey extension, dormer extension, porch extension and alterations of existing squash court building and conversion into self-contained dwelling to include amenity space and associated parking.
- 3.5 22/00136/OUT approved a new dwelling with access and parking arrangements (all matters reserved other than access).

4.0 Proposed Development

- 4.1 The proposal comprises a reserved matters application for the erection of a dwelling. Outline planning permission was granted under 22/00136/OUT for a dwelling with access and parking. All matters were reserved other than access.
- 4.2 The proposed dwelling would be located to the rear of Doral, to the north of the former squash building. It would be set slightly forward of this building and would comprise a two-storey building. It would have a rectangular footprint for the main part of the building with a forward projecting gable. T
- 4.3 The main part of the dwelling would have a footprint of 11.375 metres by 7 metres with the projecting gable adding 2.6 metres by 5 metres. The dwelling would have an eaves height of 3.775 metres (3.55 metres for the projecting gable) and a ridge height of 6.9 metres (6.5 metres for the projecting gable).
- 4.4 The dwelling would be constructed of facing brickwork and concrete interlocking tiles.
- 4.5 The accommodation would comprise a kitchen/dining/living open plan room, hall, w.c., utility and living room on the ground floor with four bedrooms (one en-suite) and a family bathroom on the first floor.
- 4.6 Gardens would be provided to the front and rear with access and parking to the front.

5.0 Planning Policy

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.2 The Development Plan for this area comprises the Core Strategy DPD, the Site Allocations and Development Management Policies DPD and the Supplementary Planning Document The Good Design Guide.
- 5.3 Relevant policies include from the Core Strategy Policy 1 Development in Hinckley and Policy 19 Green Space and Play Provision.
- 5.4 Relevant policies from the Site Allocations and Development Management Policies include Policy DM1 Presumption in Favour of Sustainable Development, Policy DM3 Infrastructure and Delivery, Policy DM10 Development and Design, Policy DM17 Highways and Transportation and Policy DM18 Vehicle Parking Standards.
- 5.5 Other relevant documents include Open Space and Recreation Study (2016), The Good Design Guide (2020) and the National Design Guide (2019).

5.6 At the heart of the NPPF is a presumption in favour of sustainable development. There are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. These are an economic objective, a social objective, and an environmental objective. The economic objective seeks to ensure sufficient land of the right types is available in the right places at the right time to support growth. The social objective seeks to support strong, vibrant, and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment. The environmental objective seeks to contribute to protecting and enhancing our natural, built, and historic environment, including making effective use of land.

5.7 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.8 At paragraph 48 of the NPPF it states planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

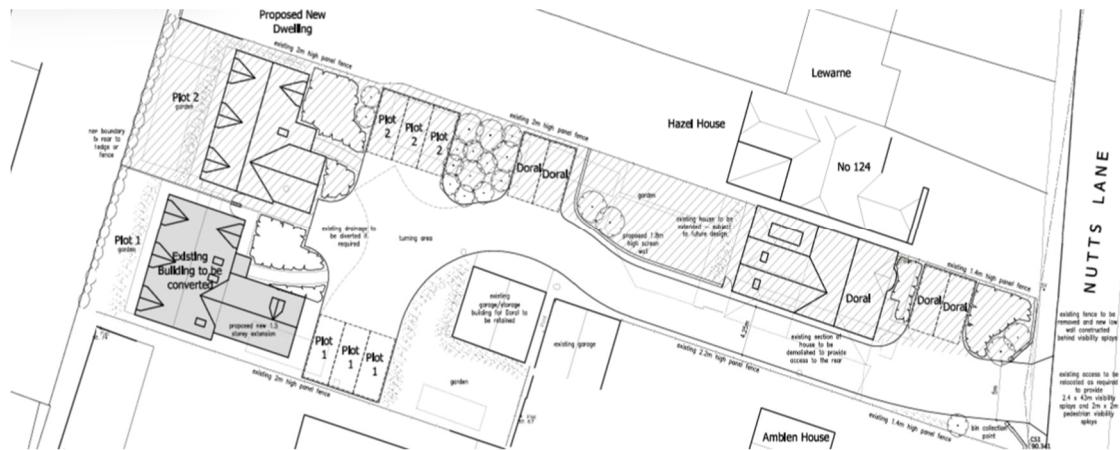
5.9 Section 12 seeks to achieve well-designed places. It states the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live. Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This section seeks to secure a high standard of amenity for occupiers of neighbouring properties.

5.10 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. 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. As well as helping to inform development proposals and their assessment by local planning authorities, it supports Section 12 of the National Planning Policy Framework.

6.0 Planning Assessment and Justification

- 6.1 Outline planning permission has been granted for a dwelling with access and parking under 22/00136/OUT. This reserved matters application seeks approval for the erection of a two-storey dwelling, utilising the access and parking approved under the outline application. In terms of principle therefore, the Council has accepted a dwelling on this site.
- 6.2 This application seeks to address the outstanding reserved matters, namely appearance, landscaping, layout and scale.
- 6.3 The proposal comprises a two-storey dwelling. This has been designed to complement the approval granted on the adjacent building, the former squash court. This has approval for conversion into a dwelling with the approved plans below:





6.4 The proposed dwelling (façade below) has been designed to respond to the approval of the development of the former squash court building. The proposed dwelling would share a similar layout with the main part of the dwelling rectangular and with a subservient projecting front gable. The size of the proposed dwelling would also be comparable and it would share sharply pitched roofs, fenestration and rooflights. The proposed dwelling has been designed to respect the approved conversion but to provide variation on a theme.



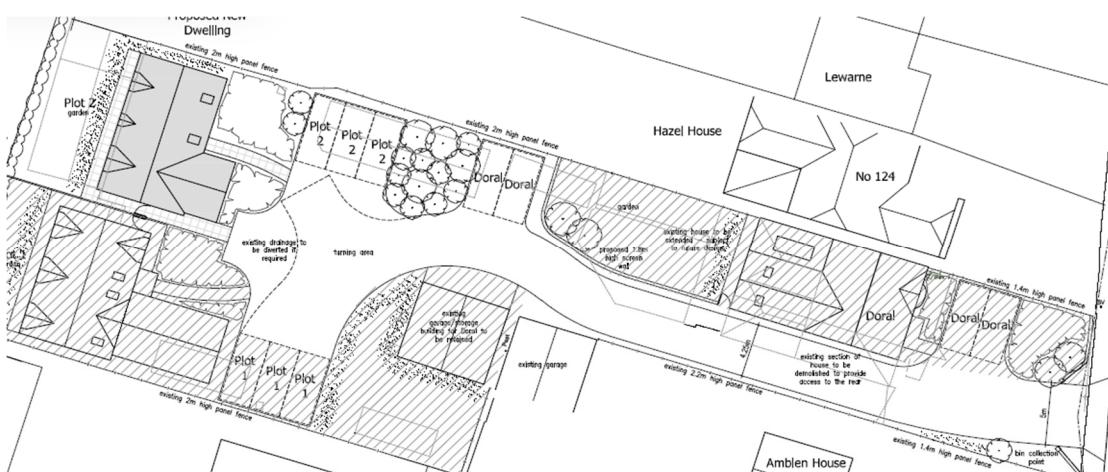
6.5 The proposal would therefore be of a similar size and scale to the adjacent building which itself responds to the character and appearance of dwellings in the locality. Furthermore, the building would occupy a backland site, set well back into the site from the public highway. As such, only glimpses of the

dwelling would be possible from the public realm and the dwelling does not occupy a prominent or dominant location.

- 6.6 Materials would comprise a suitable facing brick, concrete interlocking tiles, upvc windows, composite doors and aluminium sliding/folding doors. This would respond to the prevailing materials in the area.
- 6.7 The proposed street scene drawing below illustrates the proposed relationship between the existing and proposed buildings:



- 6.8 In terms of scale, the proposed building takes its cue from the adjacent former squash court building. It would comprise a comparable footprint, eaves and ridge heights. Although it would vary from the neighbouring building, the scale respects the existing building and would sit effectively adjacent, being read as a pair. The proposed building is therefore considered suitable in terms of scale and massing.
- 6.9 In terms of layout (plan below), the proposal follows the approval granted at the outline stage. Access, parking and turning would be in line with that permission and the proposed dwelling would be located to the north of the former squash building, set slightly forward to provide a staggered front building line. Land to the rear would provide a satisfactory private rear garden, with a small garden to the front.



- 6.10 The layout has been designed to allow the existing and proposed building to be read as a pair, with relief from the built form provided by the landscaping within the front gardens and around the parking areas.
- 6.11 The layout of the dwelling and the internal accommodation have been designed to respect the residential amenities of occupiers of neighbouring dwellings.
- 6.12 To the north the proposed dwelling would present a narrow two-storey gable towards the boundary. The depth of this elevation would be limited to 7 metres with the gable narrowing to the ridge. Only two secondary windows, serving the living room, would be inserted into this side elevation with no first-floor windows. There would be no overlooking or loss of privacy from these windows which would be adjacent to the boundary treatment which would comprise the existing 2 metre fence.
- 6.13 Although the two-storey side elevation would be in close proximity to the boundary, this would affect only part of the lower portion of the neighbouring garden serving no. 124. This property is served by a long rear garden and the proposed dwelling would have only a limited physical impact on the end portion and would not result in an undue overbearing impact or undue loss of daylight or sunlight. The proposed dwelling would be set a significant distance from the neighbouring dwelling and would have no undue impact.
- 6.14 The proposed layout has been designed to ensure there would be no undue overlooking or loss of privacy to no.124. Internally, the first-floor rooms nearest to the boundary would serve the bathroom and landing both served only by a rooflight. This would ensure there would be no direct overlooking or loss of privacy.
- 6.15 The proposed bedroom 2 would be served by a window; however, this would be set well off the boundary with no.124 and only oblique views would be possible from this window towards the rear garden and rear elevation of no.124.
- 6.16 As such, the proposed dwelling would not result in undue harm to the residential amenities of occupiers of no.124.
- 6.17 To the east, the neighbouring dwelling Doral is set adjacent to the highway with the garden to the rear. The proposed dwelling would be set a significant distance from the rear elevation of Doral, with parking and landscaping intervening. The proposed front elevation would contain only one first floor window; this would be set a sufficient distance from the rear garden and rear elevation of Doral to ensure there would be no undue overlooking or loss of privacy.
- 6.18 As such, the proposed dwelling would not result in undue harm to the residential amenities of occupiers of Doral.
- 6.19 To the south, the proposed dwelling would be sited adjacent to the converted squash court building. Although the proposed dwelling would be set slightly forward, this projection would be marginal and would not affect outlook or result

in overshadowing or an overbearing impact. Furthermore, the projecting gable would be set in slightly from the main side elevation. Only one ground floor secondary window is proposed; this would be adjacent to the boundary treatment which would prevent any overlooking. Only one first floor side facing window is proposed; this would serve the en-suite, would be small scale and would be obscure glazed. Any overlooking from rear facing first floor windows would be at an oblique angle and would not result in any undue overlooking or loss of privacy.

- 6.20 As such, the proposed dwelling would not result in undue harm to the residential amenities of occupiers of the converted squash court building.
- 6.21 The proposed dwelling has been designed to meet internal space standards with all rooms illuminated by natural light.
- 6.22 In terms of landscaping, the rear boundary would include a hedge of mixed native species to provide a soft boundary with the adjacent countryside. The land to the front of the dwelling would accommodate appropriate shrub and tree planting in the front garden. Further shrub planting would take place to the east of the proposed parking for the dwelling.
- 6.23 The site is being developed as a whole, comprised of several elements. These include alterations to the existing dwelling to facilitate the access, the conversion of the former squash building into a dwelling and the proposed dwelling. As part of this, the overall site comprises other landscaped elements which should be taken into account in the assessment of landscaping as they would also contribute to the landscaping proposed in direct relation to the proposed dwelling.

7.0 Conclusion

- 7.1 It is considered the proposed dwelling in terms of appearance, landscaping, layout and scale, is appropriate for the site and surroundings, would be visually acceptable and not result in any harm to residential amenity.