



Unit E14
Langham Park Industrial Estate
Lows Lane
Stanton by Dale
Ilkeston
DE7 4RJ

Phone 0115 9324010
E-mail: info@paul-gaughan.co.uk
Web: www.paul-gaughan.co.uk

Design & Access Statement

Proposal

The erection of 2 dwellings

Location

Land Adjacent to
22 Elwell Avenue,
Barwell, Leicester
LE9 8FH

Our reference
PG/BB/2021/033/D&A

Introduction

This Design & Access Statement is submitted in support of the erection of a pair of semi-detached dwellings to be constructed on land adjacent to 22 Elwell Avenue, Barwell, LE9 8FH. The design has been based on a similar scheme constructed on an adjacent site next to 20 Elwell Drive under planning reference 15/00195/FUL.

The proposal makes use of a generous garden plot which will, if approved, allow for the creation of a pair of 2-bedroom semi-detached windfall properties for the market.

This Statement 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) 2010 and Town and Country Planning (Development Management Procedure) (Amendment) Order 2013.

In accordance with the National Planning Policy Guidance (NPPG), the level of detail presented in this statement is proportionate to the scale and complexity of the application. References were made to the relevant planning policies. These are predominantly the adopted and saved Local Plan policies as they take primacy in the determination of such an application where they are NPPF & NPPG compliant.

The site is in an established residential area within the settlement boundary of Barwell as defined in the adopted Hinckley and Bosworth Local Plan (2001) therefore the proposal is acceptable in principle.

Location & Landscape.

The site is located at the junction of Elwell Avenue and Bradgate Road in the built settlement of Barwell. It sits to the west of the host dwelling fronting both public highways.

The local architecture is defined by two storey masonry dwellings with hipped roofs finished in a mixture of facing brickwork with render panels, along with slate tiled roofs. A number of these roofs have been replaced with a flat profile grey interlocking concrete roof tiles.

The land is flat with no mature trees or significant planting. There is a privet hedge that abuts the public highway, and it is intended to retain this hedge although a small section will need to be removed to facilitate the car parking provision.

The site is surrounded on both its sides (southern & eastern) by residential dwellings.

Movement Routes

The whole of the site has an existing adopted highway frontage along with an informal driveway off Elwell Avenue suitable for a single motor vehicle.

It is intended to retain the existing driveway and to increase its width as well as providing two new car parking spaces in front of 22 Elwell Road and a new access off Bradgate Road for two cars.

Access and parking for vehicles will be provided in accordance with Hinckley & Bosworth Borough Council local plan policy T5 and the Leicestershire County Council 6C's Design Guide.

In terms of the application site the following should be noted.

1. The site is located within a highly sustainable location with several shops, and ancillary services all within walking distance of the site.
2. The site is located within walking distance of several employment opportunities.
3. There are regular bus services to the localities including shopping provision in Hinckley both located within 500 metres of the site.



Aerial view of the site.

Local Aspirations & Economics.

The site is a sustainable windfall site suitable for development. It is deliverable subject to planning consent being issued.

The site is located within a suburb of Barwell within a predominantly residential area.

The proposal will provide much needed local accommodation within the town of Barwell and the wider area of Hinckley & Bosworth Borough and assist in meeting local housing needs.

The proposal will create local employment opportunities during construction works as well as business opportunities for local suppliers and hire companies.

Commented [SG1]:

Providing fresh & well-designed dwellings will contribute positively to the visual appearance of the site and enhance the sites setting.

The development will make best future sustainable use of the site which lies currently undeveloped.

The sustainable design of the new dwellings will result in cheap and efficient running costs for the future occupiers of the dwellings.

PLANNING POLICY

National Planning Policy Framework.

Chapter 7. Requiring good design.

Planning Policy Note 56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

Planning Policy Note 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Planning Policy Note 58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive because of good architecture and appropriate landscaping.

Planning Policy Note 59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials, and access of new development in relation to neighbouring buildings and the local area more generally.

Planning Policy Note 60. Planning policies and decisions should not attempt to impose architectural styles or tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Planning Policy Note 61. Although visual appearance and the architecture of individual buildings are especially important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built, and historic environment.

Planning Policy Note 62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

Planning Policy Note 63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Planning Policy Note 65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social, and environmental benefits).

Planning Policy Note 66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

General Note

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning 1990 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Relevant Hinckley & Bosworth Borough Council Local Plan Policies to this proposal are listed below:

Policy RES5: 'Residential Proposals on Unallocated Sites'
Policy BE1: 'Design and Siting of Development'
Policy T5: 'Highway Design and Vehicle Parking Standards'

Special Design Polices and Guidance.

6C's Design Guide.

Supplementary Planning Guidance on New Residential Development.

On this basis the NPPF and Local Plan policy continues support developments that make efficient use of under-utilised land, including that which makes up part of a residential curtilage. The layout plan demonstrates how the dwellings will be positioned within the site and how the scheme can meet the policy criteria in terms of separation distances, amenity space and parking.

In accordance with the National Planning Policy Framework the development would assist the Local Planning Authority to:

"deliver a choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities taking into account future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand."



View of the application site from Elwell Avenue.

Affordable Housing & Tariff style contributions.

On Friday 28th November 2014 Brandon Lewis announced a Ministerial Statement which confirmed:

“Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions”.

And

“We expect implementation of these measures to have a significant positive impact on housing numbers by unlocking small-scale development and boosting the attractiveness of brownfield sites. This will provide real incentive for small builders and to people looking to build their own home. They will increase house building and help reduce the cost of such housing.”

As the proposal falls within this threshold and represents the productive use vacant land, accordingly there are no contributions of this nature proposed as part of the application.



INVOLVEMENT

The application has not been subject to informal pre-application discussions with the Local Planning Authority.

EVALUATION

The development proposes 2 new dwellings.

The schedule of accommodation to be created is as follows;
2 bed two storey house = 2

DESIGN

Use

The new buildings will be used as domestic dwellings.

Layout

The layout of both the new dwellings has been produced considering the scale and size of other dwellings in the surrounding area. Consideration has also been given into protecting the amenity of the neighbouring dwellings and to provide an active domestic frontage to all highways that abuts the development.

Scale

The site has a total area of 452.00 square metres.

All the proposed dwellings will be two storeys in height. The application drawings annotate the eaves and ridge heights of the properties.

Landscaping

The new dwellings will have turfed back gardens and other landscaping required by any planning approval condition.

All proposed boundary treatments are annotated on the site block plan. Where the boundary treatments are not annotated then they will subject to approval either during the planning application process or as part of a planning condition should planning approval be forthcoming.

Appearance

The proposed dwellings will be of traditional appearance with facing masonry brickwork and render walls and a tiled roof. All construction materials are annotated on the application drawings and will be agreed with the Local Planning Authority prior to commencement should planning approval be forthcoming.

Access and Movement

In accordance with local and national planning policies the development will be accessible to all people, including disabled persons.

The site is within a sustainable residential location within walking distance of Barwell town centre and with good public transport links to nearby towns and cities.

Local bus stops with regular services are within walking distance of the property connecting to a wide range of shops, services, community services and employment opportunities.

The new dwelling will be designed to satisfy Part M of the Building Regulations which provide standards to meet the needs of disabled people.

Sustainability.

The dwellings will be designed to meet the requirements of the latest Building Regulations to ensure that carbon emissions are of a minimum.

All the external materials, including windows and doors will have effective U values to minimize heat loss and to gain where possible the benefits of solar gain.

Topography

The topography of the site will generally be retained. The design of the buildings has been designed to accord with the site topography & location.

Ecology

No ecology especially protected trees will be affected by the proposal.