



Planning Statement

For

**ERECTION OF ONE DETACHED DWELLING ON LAND ASSOCIATED WITH 10
DESFORD LANE, KIRKBY MALLORY. LEICESTERSHIRE, LE9 7QF – PART
RENEWAL OF APPLICATION REF 93/01098/OUT**

for

Mr M. Green

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Contents

1.0 Introduction

2.0 Existing Use

3.0 Proposal

4.0 Conclusion

1.0 Introduction

This Statement has been prepared to accompany the planning submission for the erection of one residential dwelling on land associated with 10 Desford Lane, Kikby Mallory, Leicestershire, LE9 7QF.

The proposal has been designed to not cause detriment to the local area. The proposal is intended to enhance this area by the use of high quality materials and detailed design of the development.

2.0 Existing Use & Planning History

At present the land on which the proposed dwelling is to be located is a vacant parcel of land, it's part of the front garden area to No 10. It is located within the residential district of Kirkby Mallory, Leicestershire.

Planning approval was granted under ref 93/01098/OUT for two dwellings. No. 10 forms one of the dwellings under this consent. The current proposed dwelling was always to be implemented at a later stage. As we are now looking to implement the additional dwelling, we consider it appropriate that planning consent is renewed as the consent under 93/01098/OUT may have now lapsed relating for the proposed dwelling under the original planning consent.

However, the driveway, turning area for vehicles, drainage system has been implemented under the original planning consent as it was required to facilitate both dwellings including No.10 Desford Lane.

We are simply wishing to renew the outline planning consent for the remaining unit which may have lapsed.

Residential dwellings are located to the north, east, south & west of the site. The site is directly adjoined by a 2 storey dwelling on the land directly to the east of the site (No.10 Desford Lane). The site is well screened which is not to be affected by the proposed development.

Access to the site is via the existing vehicular access point associated with the No.10 Desford Lane, which is a shared access with No.8 Desford Lane. It has the benefit of a vehicular turning area which allows vehicles to enter and leave the site in a forward orientation. The access way has been included within the red lined site area to assist however it will not be altered. The lane has the benefit of achieving the required vehicular visibility splays and is already in use by the vehicles associated with No 8 & 10 Desford Lane.

3.0 The Proposal – *Design & Access*

We have listed the main points to assist;

- We consider the site is suitable for the development proposal, which is surrounded by residential dwellings to the north, east, south & west.

- The principle of a dwelling in this location has already been established under planning consent 93/01098/OUT. We are simply wishing to renew this consent in relation to the proposed dwelling.
- The site already has the benefit of vehicular access served from Desford Lane and achieves the required visibility splays which are to be retained and are not affected by proposal. The vehicles can enter and leave the site area in a forward direction, there is ample room for vehicles to manoeuvre within the turning area.
- The driveway is not to be affected by the proposal.
- The existing boundary treatments to the site are not affected by the proposal.
- We are proposing to provide 3 parking spaces to be associated with the proposed dwelling.
- The proposal makes use of a vacant parcel of land and helps towards the housing supply in the local area.
- The adjoining dwelling to the east of the site (No.10 Desford Lane) is a 2 storey dwelling.
- The proposed dwelling is intended to take a similar form to the surrounding buildings.
- The proposed development should not be a detriment to the surrounding area.
- Overlooking and separating distances are not considered a concern.
- No trees are to be removed as part of the proposed development.
- The use of high quality materials and detailing is intended to add to the aesthetics of the dwelling.
- The proposal is not intended to cause harm, inconvenience or disruption to the public and neighbouring dwellings.
- The proposed dwelling should be aesthetically pleasing and is hoped to enhance the area.
- The proposal will help to provide a thermally efficient dwelling in the locality.
- The development is understood to be sustainable.

4.0 Conclusion

The proposal is a simple planning request, to renew planning consent for the proposed dwelling which was associated under an existing consent ref 93/01098/OUT.

The proposal is not intended to cause harm to the public and neighbouring dwellings, it is intended to be aesthetically pleasing and be a benefit to the local area.