

Planning Statement

**Holywell Farm, Desford Lane, Ratby,
Leicestershire, LE6 0LF**

**Subdivision of the existing dwelling
into two dwellings**

Client Name: James Mattley

Date of Issue: April 2025

Local Authority: Hinckley and Bosworth Borough Council

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1.0 INTRODUCTION AND SITE DESCRIPTION

- 1.1 This planning statement has been prepared on behalf of Mike Watts in support of a planning application for the subdivision of the existing dwelling into two dwellings at Holywell Farm, Desford Lane, Ratby, LE6 0LF.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
 - Plans from R3Design Development Ltd; and
 - Application form.
- 1.3 This statement describes the application site, the locality and comments on the relevant Development Plan and national policy framework policies. It goes onto provide an assessment of the proposal in relation to the relevant policies.
- 1.4 The site is to the west of the village of Ratby off Desford Lane in an isolated location in the countryside and accessed by a long narrow unmade farm track with shared agricultural use. The former farmhouse and associated complex occupies a small valley and originally comprised of a two-storey farmhouse and a courtyard of two and single storey brick built outbuildings and barns. The original farmhouse has been substantially rebuilt and extended including accommodation in the roof space following earlier planning permissions but has retained the original front elevation stone facade and bay windows.
- 1.5 The site lies outside the Limits to Development as identified in the adopted Local Plan. The application site is not located in a Conservation Area and is not located in close proximity to any Listed Buildings.
- 1.6 The site and its surroundings are shown in more detail on the image below:



2.0 PLANNING HISTORY

2.1 The application site has been subject to the following planning applications:

04/00497/FUL - CHANGE OF USE TO CARAVAN STORAGE AREA – WITHDRAWN
21.04.2005

04/00926/GDO - ERECTION OF GRAIN SILO - GDO 18.08.2004

05/00117/CLU - CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE AS A
RESIDENTIAL DWELLING HOUSE AND ITS CURTILAGE WITHIN CLASS 3 OF THE
SCHEDULE OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987
- CERTIFICATE OF LAWFUL EXISTING USE - 26.05.2005

06/00477/GDO - ERECTION OF BARN - GDO 06.06.2006

06/00892/FUL - PROPOSED NEW ACCESS DRIVE AND WORKS TO DIVERT
WATERCOURSE - PERMITTED 05.10.2006

07/00024/PP - REBUILDING REAR ELEVATION, PARTIAL REBUILDING OF SOUTH
ELEVATION, REBUILDING AND EXTENSION TO NORTH ELEVATION AND NEW ROOF
WITH ALTERATIONS – WITHDRAWN 03.09.2007

07/00302/FUL - REBUILDING REAR ELEVATION, PARTIAL REBUILDING OF SOUTH
ELEVATION, REBUILDING AND EXTENSION TO NORTH ELEVATION AND NEW ROOF
WITH ALTERATIONS - REFUSED 03.05.2007

07/00868/FUL REBUILDING REAR ELEVATION, PARTIAL REBUILDING OF SOUTH
ELEVATION, NORTH ELEVATION AND NEW ROOF WITH ALTERATIONS
(RESUBMITTED SCHEME) - PERMITTED 03.09.2007

09/00102/FUL EXTENSIONS AND ALTERATIONS TO DWELLING - PERMITTED
14.04.2009

13/00365/FUL SUB-DIVISION OF EXISTING DWELLING INTO TWO DWELLINGS
INCLUDING EXTENSIONS AND REBUILDING OF OUTBUILDINGS - WITHDRAWN
06.08.2013

13/00719/FUL SUBDIVISION OF EXISTING DWELLING INTO TWO DWELLINGS -
PERMITTED 11.12.2013

14/00206/FUL CONVERSION OF EXISTING OUTBUILDING TO FORM DWELLING
TOGETHER WITH WORKS TO OUTBUILDING TO FORM ANCILLARY
ACCOMMODATION - PERMITTED 08.09.2015

14/00370/OUT CONVERSION OF EXISTING BARNs TO FORM TWO RESIDENTIAL DWELLINGS (OUTLINE - ACCESS ONLY) - APPLICATION RETURNED 06.04.2017

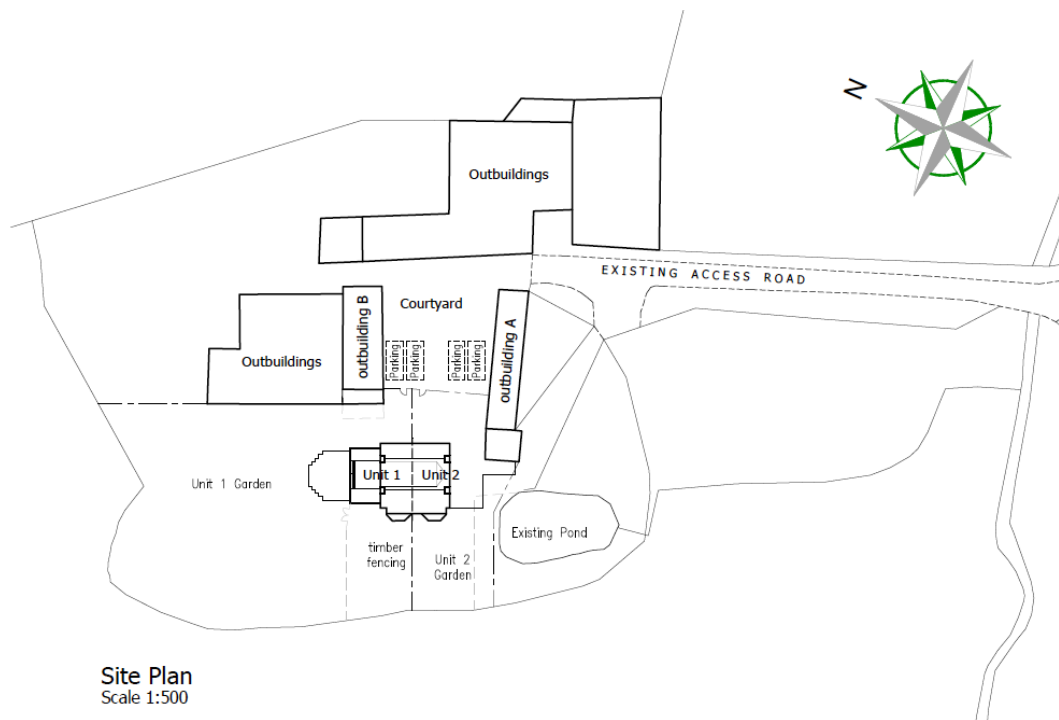
16/00220/FUL TEMPORARY SITING OF MOBILE HOME UNIT TO BE REMOVED UPON FIRST OCCUPATION OF PREVIOUSLY APPROVED BARN CONVERSION - PERMITTED 27.05.2016

19/00555/CQGDO - PRIOR NOTIFICATION FOR THE CHANGE OF USE FROM AGRICULTURAL BUILDINGS INTO TWO DWELLINGS (C3) - PRIOR APPROVAL REFUSED 11.07.2019

19/01059/GDO AGRICULTURAL MACHINERY STORAGE BUILDING - GDO 17.10.2019

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposal is for the subdivision of the existing dwelling into two dwellings.
- 3.2 The proposed layout plan below demonstrates how the existing property would be split into two separate residential properties with Plot 1 to the west and Plot 2 to the east:



- 3.3 Each property would benefit from its own rear amenity space and parking for both properties would be provided to the north from the existing courtyard.
- 3.4 The existing five bedroom house would be sub-divided into 2 x three bedroom houses. The proposal involves subdivision of the existing building footprint and does not include any extension of the existing structure.
- 3.5 Access for the proposed dwellings would be taken from the existing access off Desford Lane and parking would be provided in the existing courtyard.
- 3.6 It is noted that a very similar subdivision application was granted planning permission under application reference 13/00719/FUL although the scheme was never implemented and the planning permission has now expired.

4.0 MAIN ISSUES

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 requires that when dealing with an application for planning permission, Local Planning Authorities must have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section S38(6) of the Planning and Compensation Act 2004 requires that decisions on planning applications should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 4.2 Having regard to the above, it is considered that the main issues raised by the application are:
1. Principle of the development
 2. Design and visual amenity
 3. Access and parking
 4. Living conditions of neighbouring properties
 5. Other matters
- 4.3 The main planning policies that are relevant to these main issues are included in Section 5.0 below.

5.0 PLANNING POLICIES

- 5.1 The (revised) National Planning Policy Framework (2024) (NPPF) confirms that it does not change the statutory status of the development plan as the starting point for decision making. It also confirms its status as a material consideration in determining planning applications. The NPPF continues to advise that proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF also advises that due weight should be given to development plan policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 5.2 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.
- 5.3 The policy context for this application is provided by the development plan and national planning policy in the NPPF as well as Planning Practice Guidance issued in April 2014 (as subsequently amended) (PPG). The development plan includes the Core Strategy (adopted 2009) (CS) and the Site Allocations and Development Management Policies DPD (adopted 2016) (SADMP).
- 5.4 Those policies which are the most important for determining this planning application are set out below:

Core Strategy (2009)

- 5.5 Policy 8: Key Rural Centres Relating to Leicester

Site Allocations and Development Management Policies DPD (2016)

- 5.6 *Policy DM1 – Presumption in Favour of Sustainable Development* repeats the presumption in favour as found in the Framework.
- 5.7 *Policy DM4 – Safeguarding the Countryside and Settlement Separation* seeks to protect the intrinsic value, beauty, open character and landscape character from unsustainable development and lists suitable sustainable development, subject to satisfying certain criteria.
- 5.8 *Policy DM10 – Development and Design* provides a series of design-based criteria to which new development is required to meet.

- 5.9 *Policy DM17 – Highways and Transportation* confirms that development proposals should be in accordance with highways design standards as set out in the most up to date guidance adopted by the relevant Highway Authority.
- 5.10 *Policy DM18 – Vehicle Parking Standards* confirms that new development proposals will be required to provide an appropriate level of parking provision justified by assessment.

The National Planning Policy Framework 2025 (NPPF)

- 5.11 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.
- 5.12 Amongst other things, paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.13 Paragraph 48 of the NPPF indicates that 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.
- 5.14 Paragraphs 56-58 set out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they are a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.
- 5.15 Paragraphs 61 and 63 of the NPPF are concerned with delivering a sufficient supply of homes to support the Government's objective of significantly boosting

the supply of homes. The size, type and tenure of housing needed for different groups should be reflected in planning policies.

- 5.16 Paragraph 110 of the NPPF states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 5.17 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.18 Paragraphs 124 and 125 of the NPPF seeks to make the effective use of land. It states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It goes on to say that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 5.19 Paragraphs 131-135 of the NPPF 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.
- 5.20 Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 181 states that Local Planning Authorities should ensure that flood risk is not increased elsewhere when determining planning applications.

- 5.21 Paragraphs 187 of the NPPF states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. It also requires a contribution towards remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 5.22 Paragraphs 193 is concerned with habitats and biodiversity and seeks to protect and enhance. It advises that development which results in significant harm to biodiversity should be refused unless it can be adequately mitigated, or, as a last resort, compensated for.

Other Policy and Guidance

- 5.23 Although not having the formal status and weight of adopted planning policy there are a number of other pieces of guidance relevant to decision-making within Hinckley and Bosworth including:
- National Planning Practice Guidance - March 2014 (as amended)
 - Good Design Guide SPD – 2019
 - The Conservation of Habitats and Species Regulations 2017
 - Circular 06/05 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
 - National Forest Strategy 2014-2024
 - National Design Guide – October 2019
 - Leicestershire Highways Design Guide (Leicestershire County Council)

6.0 PLANNING ASSESSMENT

The principle of development

- 6.1 The site is located outside of the limits to development where development is more strictly controlled under Policy DM4 of the SADMP which protects the countryside from unsustainable development. The policy provides a list of uses which are considered sustainable and these are listed below:
- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
 - c) It significantly contributes to economic growth, job creation and/or
 - d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation.
- 6.2 The proposal is generally in accordance with DM4 (b) as the proposal would re-configure the existing dwelling to provide an additional residential unit through subdivision. However, Policy DM4 (b) is clear that this is only acceptable where the proposal would lead to an enhancement of the immediate setting.
- 6.3 The approach set out in DM4 (b) is out of date in respect of the latest advice in the NPPF. Paragraph 84 of the NPPF sets out that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or
- 6.4 The NPPF makes a clear distinction between the re-use of redundant or disused buildings and the subdivision of an existing property. It is therefore clearly the case that the NPPF offers support for the subdivision of an existing isolated residential property, such as the application site, without the need to enhance its immediate setting. The need to enhance the immediate setting is only relevant

where proposals involve the re-use of redundant or disused buildings, which is not the case in this instance.

- 6.5 Policy DM4 of the SADMP is the most important development plan policy for determining this application. However, it is clearly more restrictive than national planning policy set out in the NPPF as detailed above. Given that this policy is inconsistent with the NPPF, it is out of date in respect of assessing proposals involving subdivision in isolated locations.
- 6.6 In addition, in terms of housing land supply, using the revised standard method in national planning practice guidance as required by Paragraph 62 of the NPPF, Hinckley and Bosworth Borough Council are unable to demonstrate a five-year supply of land for housing.
- 6.7 In light of the housing land supply position **and** the out-dated nature of Policy DM4 of the SADMP in respect of proposals involving subdivision, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered. Among other things, this says that planning permission should be granted unless 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. This balancing exercise is carried out in the conclusion section below.
- 6.8 In this instance, it should also be recognised that the Council have previously allowed for the dwelling to be sub-divided as part of planning application 13/00719/FUL. As part of that application the Council concluded that:

The site is previously developed land and the building is already used for residential purposes therefore the scheme is considered to complement the character of the area and be acceptable in principle

The Director of Environment and Transport (Highways) initially recommended refusal of the application on the grounds that the applicant has failed to demonstrate that the proposal is in a location where services are readily and safely accessible by walking, cycling and public transport. However, both national guidance in the NPPF and adopted Local Plan Policy NE5 support the re-use or conversion of existing rural buildings, which by implication will often be in isolated rural locations. It is therefore considered that the isolated location of the site does not provide a robust reason to refuse the application.

- 6.9 Whilst that application was considered under the Council's previous local plan, the new local plan still provides encouragement towards the re-use or conversion of existing rural buildings and the NPPF contains specific guidance which supports

the subdivision of existing residential properties in isolated locations. It is therefore clear that the principle of the development remains acceptable.

- 6.10 The remainder of this statement assesses compliance with various technical matters and then provides a conclusion in respect of the 'tilted' balance as to whether any adverse impacts would significantly and demonstrably outweigh the benefits of the proposal.

Design and Visual Amenity

- 6.11 The need for good design in new residential development is outlined not only in adopted Local Plan Policies DM4 and DM10 and the Council's Good Design SPD but also within the NPPF. The policies in the Local Plan require that development in the countryside does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside and that it does not undermine the physical and perceived separation and open character between settlements.
- 6.12 In terms of the subdivision of the property, there would be very few external alterations proposed to carry out this element of the proposal. These would consist of the insertion of two doors into the property. Overall, these elements of the proposal would be very small scale and would have no impact on surrounding residential amenity.
- 6.13 It should also be noted that the Council have previously considered the design and visual impacts of the subdivision of the dwelling to be acceptable. As part of the consideration of 13/00719/FUL the Council concluded that:

The proposed internal layout and alterations demonstrate that the dwelling can be subdivided successfully into two dwellings to provide adequate residential amenity for both dwellings, including private amenity areas. The proposed external alterations include the formation of two additional doors to provide suitable access to both proposed dwellings, one on the front elevation to replace a window and one on the rear elevation. These alterations are relatively minor in nature and the proposed doors, detailing and materials to be used would be sympathetic to the existing dwelling. Therefore, the proposed alterations would not result in any material adverse impact on the character or appearance of the dwelling or surrounding area.

The building complex is located in a small valley and as a result of ground levels and existing mature trees located to the north west and south of the site the complex is not prominent within the landscape. The proposals are therefore considered to be in accordance with Policy NE5 design criterion iii.

- 6.14 There are no planning grounds for a different conclusion to be reached regarding the acceptability of the design and visual amenity impacts.

- 6.15 Overall, it is considered that the proposed scheme would respect the character and appearance of the surrounding area and would have a suitable design. The proposal would comply with Policies DM4 and DM10 of the SADMP, the provisions of the NPPF, the National Design Guide and the Good Design SPD.

Access and Parking

- 6.16 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.17 Access for the proposed dwelling would be from the existing approved access off Desford Lane which has good forward visibility in both directions. The width of the access is 5 metres for a distance of approximately 12 metres from the highway and the existing gate set back of 12 metres is such that vehicles can pull clear of the road carriageway and pass each other. Within the gate the unmade track narrows but without defined boundaries which allows vehicles to pass up to the dwelling which is located approximately 890 metres from Desford Lane. The proposed subdivision of the existing five bedroom dwelling to 2 x three bedroom dwellings would not therefore result in any adverse impact on highway safety or generate traffic movements on a scale that would exceed the capacity of the highway network.
- 6.18 It should also be noted that the Council have previously considered the highway safety impacts of the subdivision of the dwelling to be acceptable. As part of the consideration of 13/00719/FUL the Council concluded that:

The amended consultation response from the Director of Environment and Transport (Highways) recommends approval of the application subject to conditions in respect of access width, gate set back and access surfacing. The existing access already exceeds the width and set back recommended therefore these conditions are unnecessary. The access is already hard surfaced although in need of some repair. Whilst it may be desirable for the Highway Authority to seek an improvement to the surfacing of the access, given the scale of the proposed development the resurfacing of the access is not considered to be necessary to make the development acceptable in planning terms.

- 6.19 There are no planning grounds for a different conclusion to be reached regarding the acceptability of the highway safety impacts of the proposal.
- 6.20 The proposed development would not have an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe. Overall, therefore, the highway safety aspects of the scheme are considered acceptable. The proposal is considered acceptable in relation to DM17 and DM18 of the SADMP, the advice in paragraph 116 of the NPPF and the LHDG.

Living conditions of neighbouring properties

- 6.21 It is considered that the only residential property that has the potential to be impacted upon is Holywell Farmhouse which is the host dwelling.
- 6.22 The submitted layout plan demonstrates that each of the subdivided plots would benefit from a dedicated amenity space that would not be overlooked.
- 6.23 It should also be noted that the Council have previously considered the residential amenity impacts of the subdivision of the dwelling to be acceptable. As part of the consideration of 13/00719/FUL the Council concluded that:

By virtue of the proposed layout, design and external materials, the proposal demonstrates that the dwelling can be converted to provide satisfactory amenity to the future occupiers.

- 6.24 There are no planning grounds for a different conclusion to be reached regarding the acceptability of the residential amenity impacts of the proposal.
- 6.25 Having regard to the above, the proposals would not have a significant impact on the living conditions of occupiers of nearby dwellings. The impact on the living conditions of existing residents close to the proposals would be minimised and their amenity would be safeguarded in accordance with LP Policies D1 and D2. The proposals also comply with the general thrust of the NPPF so far as it seeks to ensure acceptable living standards.

Other matters

Trees

- 6.26 The application site does not contain any trees which are protected by a Tree Preservation Order and the site is not located in a Conservation Area. There are no trees on the application site that would need to be removed as part of the proposed development.

Drainage/Flooding

- 6.27 The site is located in Flood Zone 1 which is classified as an area of low probability to flooding. Matters in relation to surface water drainage would need to be considered as part of any subsequent Building Regulations approval. Such matters should not form planning conditions on any approval as this would duplicate a requirement for compliance with other regulatory requirements and be contrary to the advice in paragraph 56 of the NPPF (see APP/F2415/W/22/3303898 for further information).

Ecology

- 6.28 The proposal would be exempt from BNG requirements because it would be subject to the de minimis exemption. This is set out in Paragraph: 003 Reference ID: 74-003-20240214 and Paragraph: 004 Reference ID: 74-004-20240214 of the NPPG. It provides the following similar example of development that would be considered to be de minimis:

Scenario 1: A development solely on a sealed surface

The development is a new commercial building on an existing car park. There are no other habitats (e.g. a green verge or tree) within the red line boundary of the development. The development would be exempted from biodiversity net gain by the de minimis exemption as:

the development does not impact on any onsite priority habitat;
the car park would be classified as developed land: sealed surface which has a biodiversity value of zero under the statutory biodiversity metric; and
there are no other onsite habitats.

- 6.29 In this scenario it should be noted that:

- The development results in no impact on any priority habitat;
- The development results in no impact on the existing vegetated garden which would remain unaffected and still be a vegetated garden;
- The remaining habitat on the site is sealed surface as shown by the photographs below:



7.0 CONCLUSIONS

- 7.1 At the heart of the NPPF is a presumption in favour of sustainable development such that development proposals that are in accordance with the development plan should be approved. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Section S38(6) of the Planning and Compensation Act 2004 requires that any decision on a planning application should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 7.2 In terms of the principle of development, Policy DM4 of the SADMP is the most important development plan policy for determining this application. However, it is clearly more restrictive than national planning policy set out in the NPPF as paragraph 84 specifically allows for the subdivision of existing residential dwellings in isolated locations. In addition, Hinckley and Bosworth Borough Council are unable to demonstrate a five-year supply of land for housing.
- 7.3 In light of the housing land supply position **and** the out-dated nature of Policy DM4 of the SADMP in respect of proposals involving subdivision, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered. Among other things, this says that planning permission should be granted unless 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 7.4 The proposal would provide a small but meaningful contribution towards addressing the Council's housing shortfall. The additional dwelling would be provided and would not result in any significant adverse impacts on the character and appearance of the area, the residential amenity of the occupiers of neighbouring properties, highway safety, biodiversity or flooding. There are no other material planning considerations that indicate that planning permission should not be granted.
- 7.5 The sustainable development objectives of the NPPF require economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways.
- 7.6 The economic objective in paragraph 8 of the NPPF is achieved by the proposals through the development of an additional dwelling which would result in the support for local construction work and jobs, an additional ongoing contribution towards council tax and the new occupiers of the dwellings would use and support local services which would help them to be maintained.

- 7.7 The social objective in paragraph 8 of the NPPF is achieved by the proposals through the provision of additional smaller housing. There would also be social benefits in terms of new residents supporting the existing services in the surrounding area.
- 7.8 The environmental objective in paragraph 8 of the NPPF is achieved by the proposals as they would not result in any unacceptable impacts on the natural, built or historic environment. The proposal would redevelop previously developed land and utilise an existing building. The planning statement has demonstrated that the application would have an acceptable impact on highway safety, visual amenity, residential amenity, drainage and flooding, ecology and trees.
- 7.9 In conclusion, the proposal is generally in accordance with the relevant policies of the development plan and it is in accordance with the NPPF taken as a whole and the presumption in favour of sustainable development. When viewed in their wider context, the proposals make a positive contribution towards each of the three objectives of sustainable development in a mutually supportive way. There are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal and any outstanding concerns that the Council might have are capable of being addressed by negotiation and/or the imposition of conditions.