

# Design and Access Statement

## Application for Planning Permission for proposed two-storey detached dwelling

At, Land to the north of 25 Lindridge Lane, Desford, Leicester LE9 9GN

### 1.0 Introduction and description of property

- 1.01 This Design and Access Statement is submitted in support of an application for Planning Permission for the erection of a new single dwelling on land north of 25 Lindridge Lane, Desford, Leicester. The statement outlines the site context, proposed development, planning policy considerations and demonstrates that the proposal represents a sustainable and appropriate form of development that accords with local and national planning policy.
- 1.02 The site is situated on the west side of Lindridge Lane, on land to the north of an existing dwelling. The site is located to the north of the village of Desford, within the settlement boundary identified within the adopted Local Plan. The site lies within the Local Authority area of Hinckley & Bosworth Borough Council.
- 1.03 Lindridge Lane is characterised by a mixture of residential properties including traditional cottages, bungalows and modern infill detached housing on land to the west, east and outside the settlement boundary further north along Lindridge Lane.
- 1.04 The site is currently garden land to No. 25 Lindridge Lane and is overgrown with planting limiting its use to the existing dwelling. The site is surrounded by established trees and boundary hedgerows. The site has a non-rectangular shape.
- 1.05 The site directly abuts Lindridge Lane and lies within walking/cycling distance of Desford's services, including shops, school, bus routes and public facilities.



Figure 1. Extract from site location plan showing site edged red



Figure 2. Extract from site location plan showing proposed site layout edged red

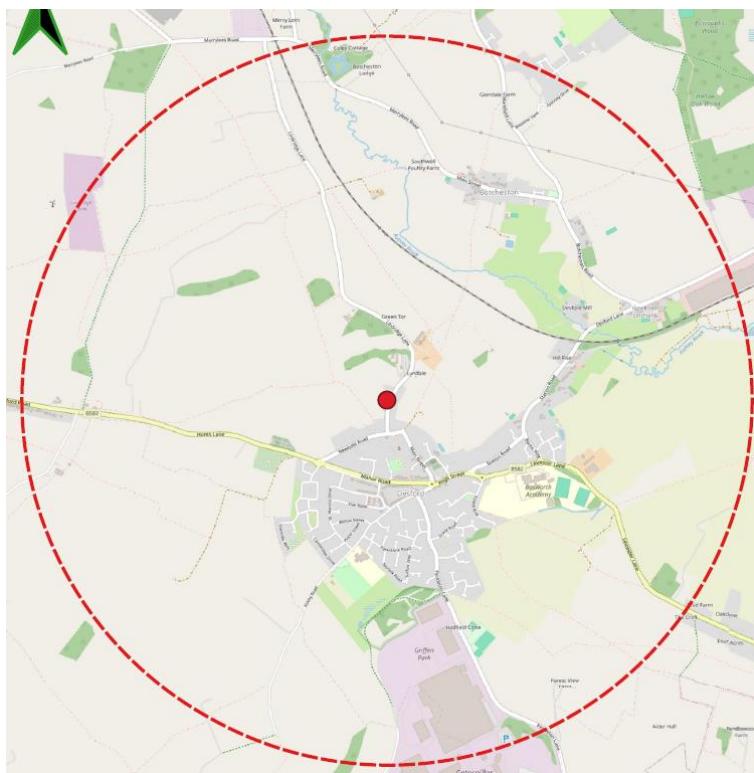


Figure 3. Location of site within village

## **2.0 Ecology**

2.01 A Preliminary Ecological Appraisal Report has been prepared for the site. This report identified that the site offered some habitat suitability for wildlife and that precautionary methods should be implemented during works to protect wildlife. The report notes the biodiversity net gain which is covered in the separate BNG Assessment submitted with this application. A recommendation for biodiversity enhancement recommends the installation of two generic bird boxes, which can be included within the development site.

## **3.0 Proposals**

3.01 The proposal is for one detached two-storey dwelling, with Planning Use Class C3. The proposal includes a dwelling, associated private garden, off-road parking space and new vehicular access. The proposed dwelling has a traditional gable roof design with brick walls and tiled roof to reflect the local vernacular. To make best use of the non-rectangular shaped plot, the proposed design includes a building with two angles, as shown on the accompanying proposal drawings.

3.02 An accompanying Transport Note is submitted to show that an adequate vehicle access can be created with visibility splays which can be provided entirely within land within the control of the applicant and within the highway. Parking and turning space is provided within the application site.

3.03 Boundary hedges and established boundary trees will be retained wherever possible to maintain separation and privacy to surrounding dwellings. Rear garden will be laid with lawn, beyond stepped terracing to suit the differences in ground levels.

3.04 The new dwelling will meet sustainable construction standards including energy efficiency measures as set out by Building Regulations standards.

3.05 The design of the new dwelling has been planned to avoid loss of privacy to neighbours, and to respect the surrounding character of the area.

3.06 Surface water drainage will be managed via permeable surfacing and soakaway on site to prevent run-off onto the public highway. Foul water will connect to the existing network.

## **4.0 Planning Policy**

4.01 National Planning Policy Framework (NPPF) seeks to deliver new housing in sustainable locations, making effective use of land. The proposal supports the rural community and provides a high quality design which responds to the local context.

4.02 Hinckley & Bosworth Borough Council adopted Core Strategy Policy 7 identifies Desford as a Key Rural Centre where housing development is supported within settlement boundaries that provide a mix of housing types.

4.03 From the Hinckley & Bosworth Borough Council, Site Allocations and Development Management Policies (SADMP) DPD (2016), Policy DM1 sets out the presumption in favour of sustainable development.

4.04 SADMP Policy DM10 supports developments which complement or enhance the character of the surrounding area regard to scale, layout, density, mass, design, materials and architectural features. This policy also supports the use of materials which respect the immediate surrounding built form.

- 4.05 SADMP Policy DM17 supports development where they can make use of public transport, have safe access for walking, demonstrate that there is not an adverse impact on highway safety and meet highway authority standards.
- 4.06 The Hinckley & Bosworth Borough Council Good Design Guide Supplementary Planning Document has been considered for the proposals. The new development has been planned to appreciate the site's context and surroundings. The new building is intended to compliment the character of the area in terms of layout scale and appearance. Boundary trees and hedging will be retained as much as possible to create private amenity space and maintain the character of the site.
- 4.07 The Desford Neighbourhood Plan supports sensitively designed housing, retaining the rural character which contributes positively to the village's pattern and identity.
- 4.08 The proposal site is in close proximity to the village and its public facilities and is not an isolated development. The proposal contributes to local housing supply in a low impact manner forming a sustainable development.

## 5.0 Use and Scale

- 5.01 The proposal makes better use of an area of land that does not function well as private garden to the existing dwelling. The residential use of the land will be maintained. The scale of the proposal is intended to reflect the surrounding built form. The difference in levels across the existing property has been considered and the position of the new building, downhill from the original dwelling allows for the general roof line along the Lane to be respected in the wider context.



Figure 4. Indicative street scene

## 6.0 Access

- 6.01 The proposed vehicular access is wider than the minimum highway standard and is shown to achieve the required visibility splays. A level access approach to the house with level entrance door will be achieved in the proposed dwelling in accordance with Building Regulations standards.

## 7.0 Conclusion

- 7.01 The proposed dwelling aims to form a sensitive development, informed by its surroundings and context. The proposal seeks to meet planning policy requirements and respects the surrounding character and the amenity of neighbouring occupiers. A safe means of access can be achieved and a high quality design has been pursued to form a sustainable development in this location.