

Mr Richard Smallman

Proposed construction of single storey front, rear and side extensions, external alterations and remodelling

The Paddock, Ratby Lane, Markfield, Leicestershire, LE67 9RJ

Householder Planning Application

PLANNING & DESIGN STATEMENT



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1. INTRODUCTION

1.2 This Statement has been prepared on behalf of Mr Richard Smallman (“the Applicant”), to accompany a householder planning application for the proposed construction of single storey front, rear and side extensions, external alterations and remodelling at **The Paddock, Ratby Lane, Markfield, Leicestershire, LE67 9RJ**.

1.3 The following drawings & documents have been submitted electronically via the Planning Portal as part of this application, and should be read in conjunction with this Statement:

- **Proposed Location and Block Plan**
- **Proposed Site Layout**
- **Existing and Proposed Floor Plans**
- **Existing and Proposed Roof Plan**
- **Proposed Elevation 1**
- **Proposed Elevation 2**
- **Elevation Comparison (North and East)**
- **Elevation Comparison (West and South)**
- **Sketch Visual**

1.4 The purpose of this statement is to assess the proposal against relevant policies from the Development Plan and material planning considerations.

1.5 This Statement is structured as follows:

- In **Section 2** we set out a description of the site and its context to surroundings;
- In **Section 3** we outline the proposed development

- In **Section 4** we outline the relevant planning history
- In **Section 5** identify the relevant planning policy context against which the proposed development should be considered;
- In **Sections 6** we assess the proposed development against relevant policy considerations; and
- In **Section 7** we set out our conclusions.

2. SITE CHARACTERISTICS & CONTEXT

- 2.1 The application site is experienced as a spacious and secluded dwellinghouse located outside of the village of Markfield. The dwelling forms part of a ribbon development with rural surroundings and the application site consists of 1no. bungalow, associated residential outbuildings, a large landscaped garden, and paddock land. Vehicular access is achieved via private gated driveway directly off Ratby Lane.
- 2.2 The Paddock is located towards the eastern extent of the application site, and the principal elevation faces directly towards Ratby Lane. The dwelling is significantly set back from the street scene and positioned behind a landscaped front garden area and private driveway.
- 2.3 Dense structural landscaping in the form of mature trees, hedgerows, and bushes shape the eastern site boundary of the application site adjacent to Ratby Lane. Landscaping helps visually contain the site, and combined with the overall positioning of the dwelling, The Paddock cannot be easily perceived from the street scene. Close board fencing and dispersed sections of high-quality planting shape the northern, southern, and western site boundaries.
- 2.4 Residential properties to the north and south can be characterised as a mix of bungalows and two storey detached or semi-detached dwellings of varying style and appearance. Neighbouring dwellings are also significantly set back from the street scene with large private gardens, driveways, and structural landscaping along the curtilage boundaries.
- 2.5 The Paddock is experienced as being dated in appearance and in need of modernisation. The site therefore presents a logical opportunity for our Client to create a bespoke dream home which is unique and has been designed to suit their own needs.
- 2.6 The application site is not located within a Conservation Area nor is the property listed. Furthermore, there are no adjacent Conservation Areas or Listed Buildings in close proximity to the site. The development of the site would

therefore not raise any heritage consequences and the statutory duties under Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would not be engaged.

- 2.7 The application site is not subject to an Article 4 directive.
- 2.8 There are no trees within the site which are subject to a formal Tree Preservation Order (TPO).
- 2.9 The application site is located within Flood Zone 1, which has the lowest probability of flooding.

3 THE PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the proposed construction of single storey front, rear, and side extensions, external alterations and remodelling at **The Paddock, Ratby Lane, Markfield, Leicestershire, LE67 9RJ.**

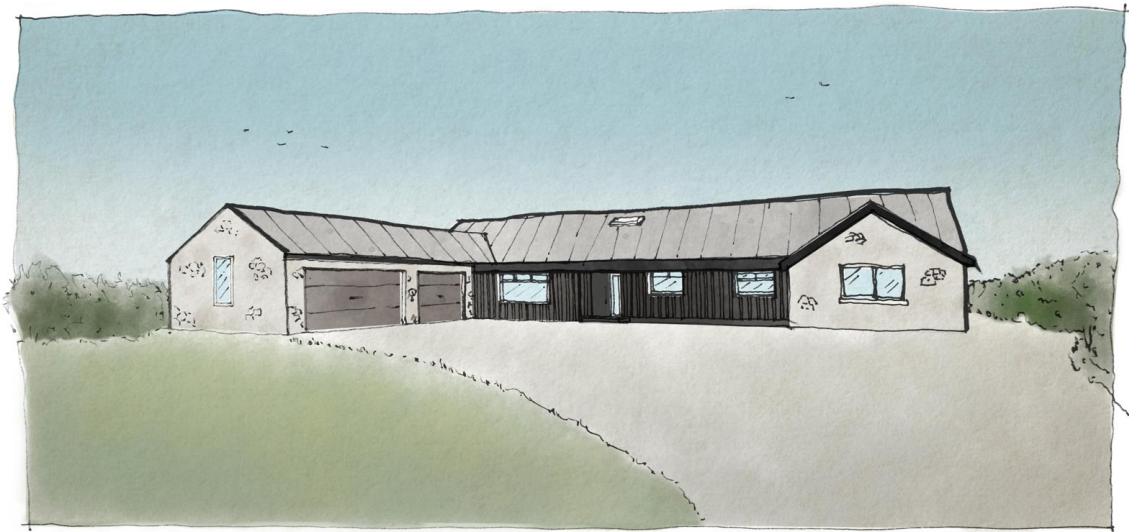


Image 1: Proposed Sketch Visual

- 3.2 A full schedule of works is listed below:
- 1) **Removal of the existing roof and chimney stack**
 - 2) **Construction of a new roof with increased ridge height (1.6m)**
 - 3) **Demolition of the garage block and replacement with a single storey side extension**
 - 4) **Removal of the forward central projecting gable feature and construction of 2no. single storey front extensions**
 - 5) **Demolition of the conservatory and construction of a single storey rear extension**

- 6) Removal of the rear projecting gable feature and construction of 4no. glazed gable features**
- 7) Fenestration alterations, including insertion of new windows and roof lights**

4 PLANNING HISTORY

4.1 The full history of relevant planning applications impacting on the site can be seen in Table 1 below.

Planning Application No.	Description	Date of Decision	Decision
04/01371/FUL	Extensions and alterations to dwelling construction of splayed entrance walls and erection of floodlighting poles around tennis court	21/01/2005	APPROVED
77/00911/4M	Erection of bungalow	23/08/1977	APPROVED

Table 1: Relevant Site History

5 PLANNING POLICY CONTEXT

- 5.1 Due to the nature of the proposal we consider that the National Planning Policy Framework (2023) and the below policies from the Development Plan are relevant to the determination of this planning application.

Hinckley and Bosworth Borough Council Core Strategy

- No relevant policies

Site Allocations and Development Management Policies DPD 2016

- DM1 – Presumption in Favour of Sustainable Development
- DM6 – Enhancement of Biodiversity and Geological Interest
- DM7 – Preventing Pollution and Flooding
- DM10 – Development and Design
- DM13 - Preserving the Borough's Archaeology
- DM17 – Highways and Transportation
- DM18 – Vehicle Parking Standards

Markfield Neighbourhood Plan

- M1 – Countryside
- M2 – Landscape Character
- M3 – Green Infrastructure
- M5 – Trees
- M10 - Design

Other Relevant Documents

- Good Design Guide (2020)
- Local Highway Authority Design Guide

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5.2 The relevant extracts from policies are discussed and referred to in the Assessment (Sections 6 & 7 of this Statement).

6 PLANNING & SUSTAINABILITY ASSESSMENT

Principle of Development

- 6.1 National and local planning policies are generally supportive of allowing individuals to adapt and extend their homes in order to meet individuals changing needs and requirements.
- 6.2 The principle of extending a property which occupies a spacious and secluded plot and has no technical planning constraints should be wholly acceptable subject to design, amenity, and parking standards being met.

Design and Impact upon Character and Appearance of the Local Area

- 6.3 Paragraph 134 (a) of the NPPF (2023) states that where the design of a proposed development clearly accords with relevant policies of the development plan, local design guidance and supplementary planning documents, design should not be used by the decision maker as a valid reason to object to a proposed development. Matters of personal style and aesthetic preferences are not planning grounds to justify a refusal.
- 6.4 Policy DM10 of the Site Allocations and Development Management Policies DPD (2016) sets out standards of design for new development and states that development will be permitted providing that it complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy M10 of the Markfield Neighbourhood Plan aligns with the requirements of this policy.
- 6.5 Policy DM10 of the Site Allocations and Development Management Policies DPD (2016) also states development will be permitted providing that the use and application of building materials respects the materials of existing, and neighbouring buildings and the local area generally.
- 6.6 The proposed development of the Paddock would add architectural interest to the street scene and seeks to upgrade and modernise the dwelling through changes to its materiality and the construction of extensions.

- 6.7 An initial appraisal of the site and wider surroundings concluded that, rather than the architectural style of the properties, the local area is more appropriately characterised as large dwellings which are set back from the street scene behind dense structural landscaping, private driveways, and large residential gardens.
- 6.8 The positioning, orientation, and set-back nature of the dwelling will be fundamentally unchanged as a result of the proposed development. Important site characteristics such as the large landscaped front garden area and private driveway will be retained, and The Paddock will still be experienced as a large dwellinghouse set back from the street scene within a secluded and spacious plot. Furthermore, dense structural landscaping along the eastern site boundary will be retained and mature hedgerows, trees and bushes will continue to contribute positively to the visual amenity of the street scene and shelter the dwelling from public view.
- 6.9 The Paddock is currently perceived as a dated dwelling and its design exhibits limited architectural flair. To improve the dwelling, traditional timber cladding and facing brickwork would be replaced with composite slatted cladding and stone cladding. Concrete roof tiles would be replaced with an aluminium standing seam metal roof, and dated wooden framed windows would be replaced with aluminium framed windows. The proposed material alterations and extensions would be of a high architectural quality which modernise and increase the overall appearance of the dwelling. Where the dwelling is visible from the public realm, The Paddock would be perceived as a concept dwelling which adds architectural interest to the street scene.
- 6.10 With regards to the proposed extensions, 2no. forward projecting front extensions would be constructed on the principal elevation, and 4no. glazed gable features would be added to the rear elevation. The extensions have been designed to respect the legibility, form and appearance of the original bungalow, as gabled roof forms and expansive glazing are all architectural characteristics inherent within the design of the original dwellinghouse.

- 6.11 The forward projecting extensions are simple in design, would not dominate the street scene, or disrupt the perceived building line given the sheltered and set-back nature of the dwelling.
- 6.12 All extensions would be subordinate to the main structure of the dwelling and the visual break between The Paddock and neighbouring residential properties to the North and South has been retained. This ensures the proposed development would not upset the general rhythm of houses along Ratby Lane.
- 6.13 With regards to the roof, excessive and redundant features, such as the chimney stack, would be removed and instead a modern roof of simple design and massing would be constructed. The below Elevation Plan demonstrates that the proposed roof would be in keeping with the form of the original roof, and the buildings overall massing would not significantly increase as a result of the extension.



Image 1: Elevation Comparison

- 6.14 Given the sheltered and set-back nature of the dwelling, the material enhancements and extensions would not be visibly dominant within the street scene. Where design alterations could be glimpsed, the proposed development utilises high quality architectural design and would upgrade and modernise the overall appearance of the dwelling. Therefore, we consider that the proposal would not harm the character and visual appearance of the local area.

- 6.15 Accordingly, the proposal complies with local design and sustainability policies, and guidance set out within the NPPF 2023.

Residential Amenity

- 2.1 Policy DM10 of the Site Allocations and Development Management Policies DPD (2016) states development will be permitted providing that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion. These factors are mirrored within policy M10 of the Markfield Neighbourhood Plan.
- 2.2 Policy DM10 of the Site Allocations and Development Management Policies DPD (2016) also states the amenity of occupiers of the proposed development would not be adversely affected by activities within the immediate vicinity of the site.
- 2.3 The proposed development would retain its single storey height and the addition of glazing to the rear elevation would not overlook into neighbouring private amenity spaces. The proposal would therefore not give rise to potential for overlooking and loss of privacy.
- 2.4 The proposed development would result in the roof ridge being raised by 1.6m. Given that the existing separation distance and experienced visual break will be retained between The Paddock and residential dwellings to the north, we consider that the proposal would not result in oppressive or overbearing impact or feelings of dominance or visual intrusion into neighbouring amenity spaces. Furthermore, the extended dwelling would not encroach closer to the shared northern or southern site boundaries.
- 2.5 Given the orientation of the dwellings and separation distance between The Paddock and neighbouring dwelling to the north-east, any additional shadows cast as a result of the increased ridge height would only be experienced within the private garden area of the Paddock. Therefore, the proposed development would not result in overshadowing or loss of light for neighbouring users.

- 2.6 With regards to the street scene, the dwelling would still remain significantly set back from the street scene behind private driveways, landscaped gardens and planting along the eastern site boundary adjacent to Ratby Lane. Therefore, the proposal is unlikely to give rise to feelings of dominance or visual intrusion within the street scene.
- 2.7 Accordingly, the development would not adversely impact upon the level of private amenity which the occupiers of surrounding properties could reasonably expect to continue to enjoy and the proposal is in compliance with Policies P14 & P15 from the Local Plan, the House Extension Guidelines SPD, and the NPPF 2023.

Highways and Parking

- 2.8 Policy DM17 of the Site Allocations and Development Management Policies DPD (2016) states development proposals will be supported where they demonstrate that there is not a significant adverse impact upon highway safety
- 2.9 Policy DM18 of the Site Allocations and Development Management Policies DPD (2016) states all proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design.
- 2.10 Policy M10 of the Markfield Neighbourhood Plan states that development must have safe and suitable access.
- 2.11 There would be no change to the existing access arrangement. The proposed development would ensure that enough space is retained within the designated driveway so that 2no. vehicles can safely park, manoeuvre and exit in a forward gear.
- 2.12 Accordingly, the proposal would not prejudice the safe and efficient use of the public highway, and in the context of the NPPF, there would not be a severe impact on highway safety. The proposal is in accordance with relevant policies from the Development Plan and the NPPF 2023.

Other Matters

Ecology, Biodiversity and Trees

- 2.13 Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) states Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.
- 2.14 A small amount of ornamental planting and laid garden turf would be removed to the front and rear of the dwelling in order to facilitate the proposed development. These features are of low amenity and ecological value and do not contribute to important structural landscaping or the creation of ecological networks across the site.
- 2.15 Higher quality features, such as mature trees and hedgerows, would be fully retained. In order to protect retained the trees, a suitably worded condition could be attached to secure a Tree Protection and Management Plan.
- 2.16 In terms of the existing buildings, The Paddock appears to be in excellent external condition, including the cladding and roof structure. Therefore, we consider it unlikely that the structure provides roosting opportunities for Bats.
- 2.17 The loss of low-quality landscaping in the form of standard laid turf and ornamental planting would have negligible impact on important features of nature conservation. The building is also in excellent external condition and we consider it unlikely that the structure would provide an important habitat for local wildlife. Accordingly, the proposal is in compliance with relevant policies from the Development Plan and the NPPF 2023.

Flood Risk

- 2.18 The loss of the grass and additional built form constructed to increase the size of the dwelling is unlikely to materially increase surface water flows across the site. Furthermore, the application site falls within Flood Zone 1 which has the lowest probability of flooding.
- 2.19 The scheme can clearly proceed without incurring unacceptable flood risk problems, is directed away from areas at highest risk and will be safe for its lifetime without increasing flood risk elsewhere in compliance with relevant policies from the Development Plan and the NPPF 2023.

Archaeology

- 2.20 Policy DM6 of the Site Allocations and Development Management Policies DPD (2016) ensures the boroughs archaeological features are preserved.
- 2.21 An area of archaeological interest is located north-east of the application site. However, given the nature and scale of the development and distance between the sites, we consider it is not reasonable to require preparation of a detailed Written Scheme of Investigation or Watching Brief.

7 CONCLUSIONS & PLANNING BALANCE

- 7.1 The principle of extending a property which occupies a spacious and secluded plot and has no technical planning constraints should be wholly acceptable subject to design, amenity, and parking standards being met.
- 7.2 The positioning, orientation, and set-back nature of The Paddock will be fundamentally unchanged as a result of the proposed development. Important site characteristics such as the large landscaped front garden area and private driveway will be retained, and The Paddock will still be experienced as a large dwellinghouse set back from the street scene within a secluded and spacious plot.
- 7.3 The forward projecting extensions are simple in design, would not dominate the street scene, or disrupt the perceived building line given the sheltered and set-back nature of the dwelling. Where design alterations could be glimpsed from the public realm, the proposed development utilises high quality architectural design and would upgrade and modernise the overall appearance of the dwelling.
- 7.4 The proposal would not encroach closer to neighbouring dwellings and the visual break between The Paddock and residential properties to the North and South would be retained. Proposed windows and extensions would not overlook or overshadow neighbouring private amenity spaces.
- 7.5 There are no technical issues raised by the development. Safe and suitable access can still be achieved and higher quality landscape and ecology features, such as mature trees and hedgerows, would be fully retained. Accordingly there is no harm arising from the development.
- 7.6 Therefore, we consider the planning balance should be tipped in favour of the development as the proposal complies with relevant policies from the Council's Development Plan and would constitute sustainable development in line with the NPPF 2023.