

# PLANNING STATEMENT

The Proposed Conversion of Three Outbuildings to  
Form Four Dwellinghouses

The Limes  
Wood lane  
Nailstone  
Leicestershire

# HMD

Project Ref.No:HMD 0491  
Date:August 2025

**HMD**  
ARCHITECTURE  
PLANNING & SURVEYING

## C O N T E N T S

1.00 INTRODUCTION

2.00 APPLICATION SITE ANALYSIS

3.00 DEVELOPMENT PROPOSAL

4.00 RELEVANT PLANNING HISTORY

5.00 PLANNING POLICY

6.00 PLANNING APPRAISAL

- a) ASSESSMENT AGAINST LP & NPPF POLICIES
- b) DESIGN & IMPACT UPON THE CHARACTER OF THE AREA
- c) IMPACT UPON NEIGHBOURING RESIDENTIAL AMENITY
- d) IMPACT UPON HIGHWAY SAFETY
- e) ECOLOGY
- f) FLOOD RISK & DRAINAGE

7.00 CONCLUSION

8.00 APPENDICES

## 1.00 INTRODUCTION

1.1 The planning application submission for the Development Proposal comprising of the proposed conversion of three redundant outbuildings to form four dwellinghouses is made under the Town and Country planning Act 1990.

1.02 The planning application is supported by the following drawings and documentation:

- Completed Application Forms.
- Location Plan.
- Proposed Site Layout Plan.
- Proposed Un:1&2 Floor Plan & Elevations.
- Proposed Un:3 Floor Plan & Elevations.
- Proposed Un:4 Floor Plans & Elevations.
- Existing Site Layout Plan.(Axis Surveys)
- Existing Un.1&2 Floor Plan & Elevations.
- Existing Un.No:3 Floor Plan & Elevations.
- Existing Un.No:4 Floor Plans & Elevations.
- Planning Statement.(HMD)
- Buildings Condition Assessment (Sansom Clarke)
- Preliminary Ecology Appraisal (Wildlife Consultants)
- Ecology BNG (Goodwin & Goodwin BNG Surveyors)

## 2.00 APPLICATION SITE ANALYSIS

2.01 The subject application site covers an area of 0.30ha and is wholly contained within the defined residential curtilage of the retained host dwelling, The Limes.

2.02 The application site is located within countryside and within the National Forest ,being positioned circa:450.00 metres to the south from the a newly constructed distribution centre and 1000.00 to the north-east from the village of Nailstone.

2.03 The subject application site is screened form public with substantive trees and mature hedgerows and the Development Proposal utilises the existing vehicle & pedestrian arrangement with the public highway at Wood Road.

### 3.00 DEVELOPMENT PROPOSAL

3.01 The Development Proposal seeks planning approval for the conversion of three outbuildings to form four residential dwellinghouses situated with the grounds of The Limes (the host dwellinghouse) whilst utilising the existing access arrangements with the public highway at Wood Lane and retaining all mature tree and hedgerow boundary screening.

3.02 Residential Un:1 & Un:2 are to be formed via the proposed conversion of an existing single storey brick and tiled constructed building with the introduction of modest single storey rear extensions, front porches and fenestration changes.

3.03 The subject building appears to have been constructed circa: 1980 and that has been utilised for in excess of 10 ten years for a commercial business and garaging in association with the host dwellinghouse (The Limes)

3.04 Residential Un:3 is to be formed via the proposed conversion of an existing prefabricated steel framed and block work curved sheeted building with the introduction of additional fenestration changes without extensions.

3.05 The subject building appears to have been constructed circa:1950's and has been utilised for in excess of 10 years as a garage/ maintenance workshop in association with the host dwellinghouse (The Limes) and the adjoining grounds.

3.06 Residential Un:4 is be formed via the proposed conversion of an existing brick and tiled part-two storey and part single-storey outbuilding (a former Coachouse to the host dwellinghouse) with modest fenestration alterations and no prposed extensions.

#### 3.02 Areas and Accommodation Data:

|           | Plot Size(M <sup>2</sup> ) | GIFA: (M <sup>2</sup> / Sq.ft.) | Beds: |
|-----------|----------------------------|---------------------------------|-------|
| Unit No:1 | 620                        | 114/1225                        | 3     |
| Unit No:2 | 595                        | 114/1125                        | 3     |
| Unit No:3 | 635                        | 117/1260                        | 3     |
| Unit No:4 | 340                        | 50/540                          | 2     |

## 4.00 RELEVANT PLANNING HISTORY

4.01 The following planning applications are considered relevant:

- *P/App.Ref.No:99/00791/FUL: - Conversion and Extension to Coach House to form Offices and Ancillary Domestic Accommodation:*  
Status:Refused.
- *P/App.Ref.No: 00/00094/FUL - Single storey extension to the Coach House to form an Office Store, Double Garage and Playroom*  
Status:Withdrawn.
- *P/App.Ref.No:24/00540/FUL - Proposed Conversion of Outbuilding to Form a single Dwellinghouse with Associated Works.*  
Status:Refused.

## 5.00 PLANNING POLICY

5.01 Core Strategy (2009)

- Policy 21: National Forest

5.02 Site Allocations and Development Policies Development Plan Document (SADPM) (2016)

- Policy DM1:Presumption in Favour of Sustainable Development
- Policy DM4:Safeguarding the Countryside & Settlement Separation
- Policy DM:6Enhancement of Biodiversity and Geological Interest
- Policy DM7:Preventing Pollution and Flooding
- Policy DM15:Redundant Rural Buildings
- Policy DM17:Highways and Transportation
- Policy DM18:Vehicle Parking Standards

5.03 National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

#### 5.04 Other Relevant Guidance

- Good Design Guide (2020)
- Leicestershire Highways Design Guide (LHDG) (2022)
- Technical Housing Standards (Nationally Described Space Standards) (2015)

### 6.00 PLANNING APPRAISAL

#### 6.01 Key Assessment Criterion

- Assessment against strategic planning policies
- Design & impact upon the character of the area
- Impact upon neighboring residential amenity
- Impact upon highway safety
- Ecology and Biodiversity
- Flood risk and drainage

*Assessment against strategic planning policies:*

6.02 The NPPF is a material consideration in the planning decision process and para:2 directs that planning law requires that planning applications for development proposals must be determined in accordance with the development plan unless material consideration indicate otherwise.

6.03 Whilst the NPPF para:12 states the presumption on favour of sustainable development, the statutory status of the development plan as the starting point for the decision making process remains and it is noted that where planning applications for development proposals conflict with an up-to-date plan, planning permission should not usually be granted unless other material considerations indicate otherwise.

6.04 The Development Plan currently consists of the Core Strategy (2009) and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016)

6.05 The subject Development proposal is located outside the defined settlement boundary to the Leicestershire village of Nailstone and is therefore sited with countryside.

6.06 SADPM Policy DM:4 notes 5 criteria that development will be considered sustainable where one or more of the stated criteria have been met.

In this instance criterion (b) is relevant and applicable:

*“the proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting;”*

6.07 It is considered that the Development Proposal complies with SADPM Policy DM:4 in supporting the re-use of buildings .

6.08 SADPM Policy DM:15 supports the re-use of and/or adaptation of redundant or disused rural buildings.

*Design and Impact upon the Character of the area:*

6.09 Policy DM4 of the adopted SADPM seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside.

6.10 Policy DM10 of the adopted SADPM seeks to ensure that new development should complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

6.11 The subject application site is considered to be physically well contained and screened with limited public views which - in conjunction with the Development Proposal's existing outbuildings remaining largely unchanged in terms of scale, mass and appearance - would have a *de minimis* adverse impact upon the surrounding rural setting.

6.12 Existing trees and hedgerows - including all boundaries - are to be retained and future additional detailed landscaping to reinforce existing screening may be secured via a suitably worded pre-commencement planning condition.

6.13 It is considered that the Development Proposal would enhance the character and appearance of the area and would accord with Policies DM4,DM10,DM11 and DM12 of the adopted SADPM and section 16 of the NPPF.

*Impact upon neighbouring residential amenity:*

6.14 It is considered the Development Proposal is compliant with Policy DM10 of the SADPM with no significant adverse impact on the privacy of and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise; the amenity of occupiers would not be adversely affected by the activities within the vicinity.

*Impact upon highway safety:*

6.15 Policy DM17 of the adopted SADPM states that Development Proposals are required to demonstrate that there would not be a significant adverse impact upon highway safety and that the residual cumulative impacts of the Development Proposal on the transport network would not be severe.

6.16 The Development Proposal seeks to utilise the existing access without amendments nor modification.

6.17 Visibility splays of 2.40m x 215.00m are achievable in each direction (south-westerly and north-easterly) from the existing access.

6.18 It is noted that five (5) personal Injury Collisions (PICs) have occurred within on Wood lane within 500m of either direction from the subject application site access within the latest five year period.

6.19 Policy DM18 of the adopted SADPM require Development Proposals to demonstrate an adequate quantum of off-street parking; minimum of 11 vehicle parking spaces are provided within the site.

6.20 It is considered the Development Proposals would not result in any unacceptable impacts upon highway safety of the wider road network and *ipso facto* is considered to accord and be compliant with Policies DM17 and DM18 of the adopted SADPM and guidance of the LHDG.

*Ecology and Biodiversity:*

6.21 Policy DM6 of the adopted SADPM states that developments must include measures to deliver biodiversity net gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem service; on-site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.

6.22 It is considered that the submitted

- Preliminary Ecology Appraisal (Wildlife Consultants)
- Biodiversity (Goodwin & Goodwin BNG Surveyors)

assist to secure a suitable worded planning condition for ecological enhancement measures for the Development Proposal.

*Flood risk and drainage:*

6.23 Policy DM7 of the adopted SADMP requires that development does not create or exacerbate flooding.

6.24 NPPF paras:170-181 provide guidance on flood risk and advise that new development should be directed away from areas at the highest risk of flooding and should not increase flood risk elsewhere.

6.25 The subject application site is located entirely in flood zone 1.

6.26 It is considered that that the Development Proposal accords with Policy DM7 of the adopted SADMP and would not create flooding nor exacerbate flooding and *ipso facto* is in a suitable location with regards to flood risk.

## 7.00 CONCLUSION

7.01 Section 38(6) of the Planning and Compulsory Purchase Act and S70 (2) of the Town and Country Planning Act 1990 require that applications for planning permissions must be determined in accordance with the development plan unless material conditions indicate otherwise.

7.02 The NPPF is a material consideration in determining planning applications. Paragraph 11 of the NPPF identifies that plans and decisions should apply a presumption in favour of sustainable development and for decision taking this means approving proposals that accord with an up-to-date development plan.

7.03 It is considered that the Development Proposal would be acceptable in principle with the re-use of existing buildings that leads to the enhancement of the immediate setting (Policy DM4) and that the buildings are no longer viable in their current use and are structurally capable of being converted without significant rebuild nor alteration; no disproportionate extensions form part of the Development Proposal. **Page9**

7.04 It is considered that the Development Proposal would not have any significant adverse impacts upon residential amenity, the character of the area or nor ecology and biodiversity and not have an adverse impact on vehicular or pedestrian safety.

7.05 It is considered that the Development Proposal would be accord and be in compliance with Policies DM4,DM10,DM11,DM12,DM15,DM17 and DM18 of the adopted SADPM.

HMD  
2025

HMD

## 8.00 APPENDICES

8.01

# HMD