

Bailey Design Ltd./Mr. N Smart

**PLANNING & DESIGN
STATEMENT**

**Planning Application for a
REPLACEMENT DWELLING
Long Eaves Farm, Pinwall Lane,
Pinwall, Atherstone CV9 3ND**

APRIL 2025

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Planning Statement

1. INTRODUCTION

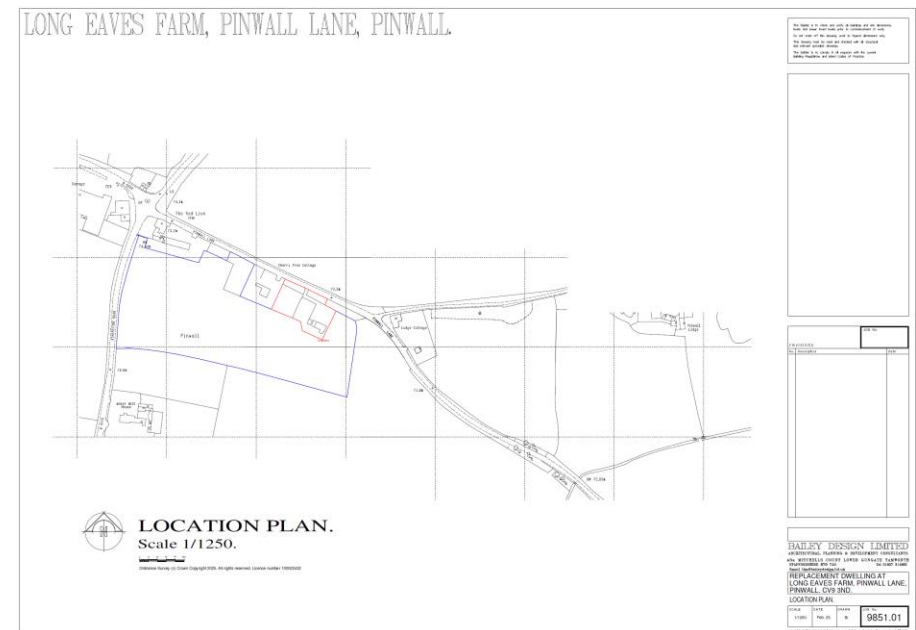
- 1.1. This statement is to accompany a planning application to Hinckley and Bosworth Borough Council for a replacement dwelling at Long Eaves Farm, Pinwall Lane, Pinwall, Atherstone.
- 1.2. This statement aims to demonstrate how the proposed replacement dwelling would be appropriate in planning terms. Planning policy, both national and local, emphasises the need for Local Planning Authorities to ensure that all new development is of a high-quality design and that the environment is not adversely affected to ensure that development is sustainable.
- 1.3. The following statement demonstrates how the proposal complies with such policies. It establishes the principle of a replacement dwelling on the application site and evaluates its design as required under the headings of access, amount, appearance, layout, scale and landscaping and against relevant national, local and neighbourhood policies. The statement also considers other material considerations including the impact of the

proposal on the amenity of the wider area and its impact upon highway safety.

- 1.4. The statement should be read in conjunction with the associated drawings prepared by Bailey Design Architects.

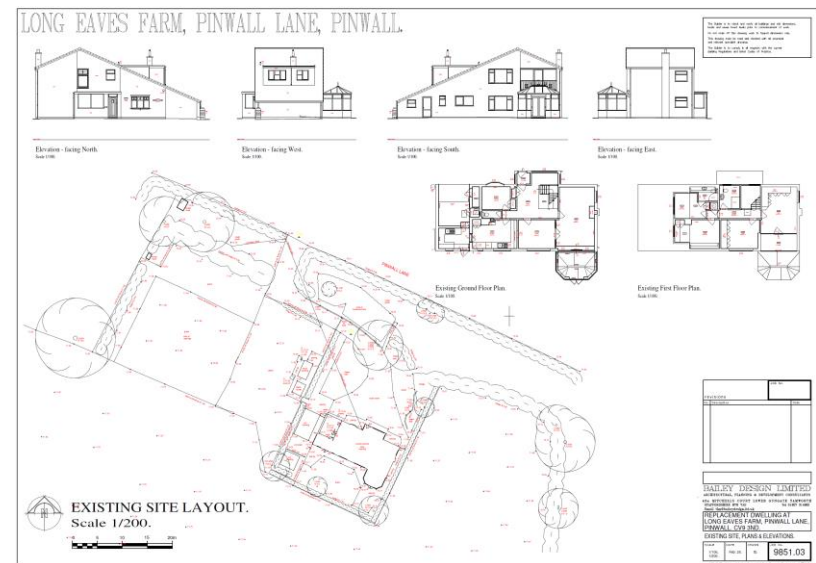
2. DETAILS OF PROPOSALS

- **Site Context**



- 2.1. Pinwall is a very small settlement within the Hinckley and Bosworth administrative area in the south-west of Leicestershire. The nearest large settlement is the town of Atherstone some 1.5km to the south. The village is situated around a crossroads and consists of a converted public house, a small number of residential dwellings and some commercial and industrial units. Occasional farmsteads, small clusters of buildings and single dwellings are located infrequently on the roads that radiate out from the village.
- 2.2. Long Eaves Farmhouse is a detached dwelling located on Pinwall Lane, located c. 200m east of the crossroads. It is a detached dormer bungalow style property dating from the mid-20th century. The dwelling is currently accessed from a short narrow track from Pinwall Lane which beyond a gate leads to a parking area to the north of the dwelling. There is a garden and amenity areas to the west and south of the dwelling. The immediate site and its wider setting have a verdant character with numerous mature trees present in the garden and surrounding the site in addition to mature hedgerows flanking both sides of Pinwall Lane.
- 2.3. Adjacent to Long Eaves Farm to the west is another detached dormer bungalow known as Cherry Tree Cottage. The Cottage plot also includes a number of mature trees and has a hedgerow frontage.

Wrapping around the application site to the south is a rectangular pasture field which is within the ownership of the applicant. To the north are arable fields. Most residential properties within Pinwall and the within the vicinity of the application site are a full two storeys in height.



- **The existing dwelling**

- 2.4. The existing dwelling has a dual pitched roof with flat roof dormer windows. The building is constructed of mellow red brick with cladding to

the dormers and on certain elevations. The existing dwelling is of no particular architectural merit and due to its period and form of construction is not particularly energy efficient.

- 2.5. The plot also contains several outbuildings which would all be removed.
- 2.6. Access is currently to the north west of the house and will be retained and improved.



- **The proposed replacement dwelling**

Use and Amount

- 2.7. The proposal is to demolish the existing dwelling on the site and erect a replacement detached dwelling with 4 bedrooms.
- 2.8. The existing dwelling has a total floor area of approximately 205.7 m², but also has several outbuildings.

Existing Volume = 522.35 m³

Existing outbuildings = 76.2 m²

Total = 598.55

Proposed Volume = 862.83 m³

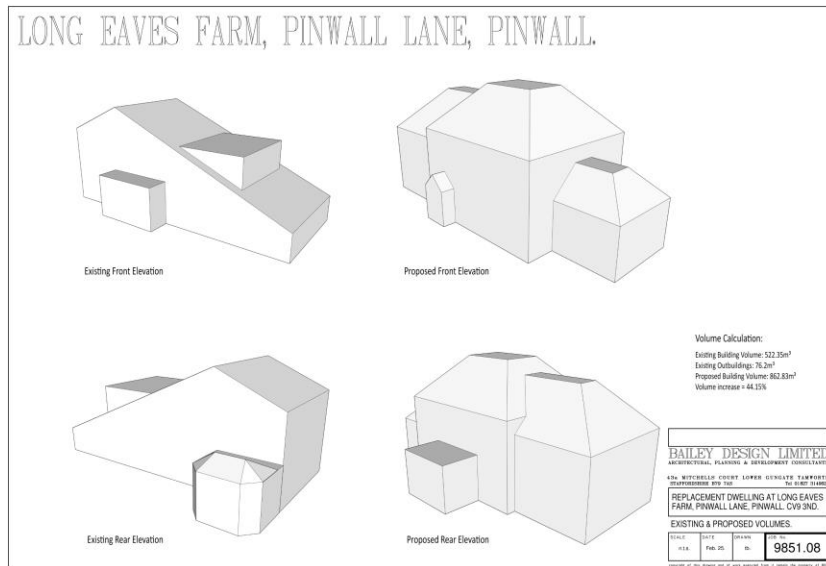
Total Increase = 264.28

This is an increase of 44% above the existing dwelling.

Layout

- 2.9. The replacement dwelling would be positioned so its sits within the same position as the existing dwelling but with added first floor elements as shown on plan 9851.08.

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2.10. It would have a similar footprint consisting of the main two storey building and lower two storey and single storey elements to each side, a porch to the front and flat roofed sitting area to the rear. The main dwelling would be set back from Pinwall Lane slightly forward from the existing. The parking and turning area would be surfaced and enlarged in front and slightly north of the dwelling, retaining and improving the existing access drive. No garaging is proposed.

Scale and Appearance

2.11. The main dwelling would be two storeys in scale, with the eaves level and ridge height of the side elements stepping down from the main dwelling.



2.12. The appearance and form of the replacement dwelling is inspired by a traditional farm house design with the main dwelling having a front elevation with offset door and porch flanked by arched windows. The dwelling would have a tiled hipped roof. Architectural detailing would include casement windows with brick arched heads, brick cills, panelled doors, wood porch, flat roof dormers to the rear, and a tall chimney stack. Rear doors

are bi-folds in vertical panels. The dwelling would be constructed of brick and a tiled roof, and render to the side elements with final details to be agreed.

Landscaping

- 2.13. The mature trees and hedgerows within and bordering the site would be retained as part of the proposal. An improved formalised hard and soft landscaping scheme is proposed around the house and for its amenity areas. Any existing section of hedgerow along Pinwall Lane that needs to be removed to provide required visibility splays would be replanted to maintain the character of the lane (also see the access section below).

Access

- 2.14. The existing unsafe access is proposed to be retained for the replacement dwelling and would consist of a wider driveway entrance with required visibility splays to Pinwall Lane.
- 2.15. Three dedicated car parking spaces are provided within the turning area, with room for three further off-street parking spaces within the turning area.

• Other material considerations

Planning History/ Previous appeal

- 2.16. It is noted that a previous application by a different agent was submitted and an appeal dismissed. Appeal Ref: APP/K2420/W/24/3342429. The main issues of this case were in relation to the scale and design.

- 2.17. Paragraphs 6 and 8 of the decision stated:

The proposed 5-bay fronted two-storey dwelling has a grand appearance which is not reflective of the more modest farmhouses or local agricultural built vernacular that is typical of the surrounding area. The higher eaves and ridge of the proposed dwelling would result in a more dominant roof form and massing compared to the dwelling it would replace. The proposed triple garage with a home office / gym / granny annexe at first floor level, is a large entity in its own right. Whilst connected by a single storey link, these two parts of the proposed dwelling combined would also create a sprawling footprint. Whilst recognising that whether or not a replacement dwelling is proportionate is a matter of planning judgement, to my mind, the replacement dwelling would be significantly larger and cannot therefore be considered proportionate.

The proposed dwelling would result in a more obtrusive feature in the rural area and would not

enhance its immediate setting or be proportionate to the existing dwelling.

Furthermore, the proposed access would be located a significant distance away from the existing access, on the other side of the nearest neighbouring dwelling at Cherry Tree Cottage. A significant length of the existing hedgerow boundary would require removal. This would create a break in the existing linear hedgerow along Pinwall Lane and would be harmful to the established character of the route.

- 2.18. The scheme subject to this application takes account of the matters raised and is considerably reduced in scale and massing. In design terms it proposes a more traditional style as indicated on the plans and referenced in this statement. In addition, the access remains as existing but with improved visibility and as such preserves the rural character of the lane.

Ecology

- 2.19. The Inspector at the appeal also concluded that it had not been satisfactorily demonstrated that the proposal would not have a harmful effect on ecology with particular regard to protected species and habitats. In this regard the proposal would be contrary to Policy DM6 of the DPD which requires development proposals to conserve and enhance features of nature conservation.

- 2.20. A separate statement will cover the ecology issues and a report prepared by BN Ecology Ltd.

Biodiversity Net Gain

- 2.21. A statement by BN Ecology Ltd. confirms that the dwelling would be self build and therefore exempt from BNG requirements.

3. RELEVANT POLICY BACKGROUND

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2. The relevant development plan documents in this instance consist of the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies Development Plan Document (2016) (SADMP). A new Local Plan is being prepared but has not yet been adopted. The site also lies within the Sheepy Neighbourhood Area where a Parish Neighbourhood Plan has recently been adopted and is therefore of relevance for this application.
- 3.3. The National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG) also form material considerations in the determination of any application.
- 3.4. Therefore, policies and guidance that are relevant to the determination of this application are considered to be as follows:

Sheepy Parish Neighbourhood Plan 2018-2036 (SPNP)

- Policy S1A: Countryside

- Policy S8B: Design
- Policy AS10 B & C: Housing Development
- Policy S15: Car Parking

Sites and Development Management Policies DPD 2016 (SADMP)

The most relevant policies of this plan are as follows;

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM14: Replacement Dwellings in the Rural Area
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG)

Other relevant guidance

- Hinckley and Bosworth Borough Council Good Design Guide (2019)

- National Design Guide (2019)
- Leicestershire County Council Highway Authority Highway Design Guide

National policies

The National Planning Policy Framework 2021

The most up to date policy is that in the National Planning Policy Framework (NPPF) updated in December 2024. Combining previous planning policy guidance and statements, this is now the most up to date policy and must be taken into account when determining planning applications. Its main theme is a presumption in favour of sustainable development. These principles have been followed in preparing the scheme.

Paragraph 2 of the NPPF states that: “Planning applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.”

Paragraph 10 states, “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”.

Paragraph 11 sets out a general presumption in favour of sustainable development and states that

development proposals that accord with the development plan should be approved without delay.

Paragraph 39 states that decision makers should seek to approve application for sustainable development where possible.

Section 5 deals with housing and states that housing applications should be considered in the context of the presumption in favour of sustainable development and sets out the Government’s commitment to boosting the supply of homes to meet local needs.

Section 11 promotes 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.

Paragraph 129 refers to appropriate densities and supporting development that makes efficient use of land, with regards to the need for different types of housing and taking into account the prevailing character and setting and the importance of securing well-designed, attractive and healthy places.

Section 12, Achieving Well Designed Places, Requiring good design states that Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 lists criteria for good design of developments including those that will function well and add to the overall quality of the area; are visually attractive; sympathetic to local character and history, establish a strong sense of place; optimise the appropriate mix of development and create safe, inclusive and accessible.

The above policies have been taken into account in preparing the scheme overall the proposal for two dwellings creates a good design and arrangement of a more sustainable and efficient use of the site in compliance with sustainable policies.

4. ASSESSMENT/Planning Justification

Assessment against strategic planning policies

- 4.1. The spatial distribution of growth across the Hinckley and Bosworth Borough during the plan period 2006- 2026 is set out in the adopted Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of

settlements within the Borough. The application site is situated outside any defined settlement boundary. Policy DM4 of the SADMP is therefore applicable and states that the countryside will first and foremost be safeguarded from unsustainable development which includes new housing proposals. Policy S1A in the SPNP also seeks to resist unsustainable development in rural areas.

- 4.2. However, an exemption to this stance against unsustainable development in rural areas is where the development proposed is the replacement of an existing dwelling. Policy DM14 in the SADMP relates to replacement dwellings in a rural area and states that the demolition and rebuild of an existing dwelling outside the settlement boundary will be supported where:

- It leads to an enhancement of the immediate setting and general character of the area; and
- The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
- The proposed development accords with Policy DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

The Setting and General Character of the Area

- 4.3. The landscape surrounding the site is rural in character with a small number of residential and agricultural buildings only. The existing dwelling is a subtle presence in the street scene due to its form and scale, set back from the lane and surrounding vegetation offering a screening effect. It is however of a poor-quality appearance so where visible it does not positively contribute to the character and appearance of the countryside.
- 4.4. Sited within the original curtilage the design of the replacement dwelling would have the character of a traditional ‘farmhouse’ with subservient side elements. There are examples of similar architecture within the immediate setting of Pinwall. The replacement dwelling would represent a significant improvement in character and appearance compared to the existing dwelling due to its high-quality architecture.
- 4.5. The visual impact arising from retaining and improving the access point and driveway would be very limited with the driveway being largely screened from the street scene by existing retained hedgerow and new hedgerow planting. The retention of the existing access and improved landscaping to the site frontage, as well as maintenance and retention of existing vegetation on the site would retain and enhance its verdant character.

As such it is considered that the replacement dwelling would enhance the immediate setting and general character of the area and comply with the first requirement of Policy DM14.

Size, scale and mass

- 4.6. Policy DM14 seeks to ensure the size and scale of the replacement dwelling is proportionate to that of the original dwelling in order to protect the character of the countryside. The existing and proposed areas are as follows:

Existing Volume = 522.35 m²
Existing outbuildings = 76.2 m²
Total = 598.55
Proposed Volume = 862.83 m²
Total Increase = 264.28

- 4.7. The original dwelling is a one and half storey dormer bungalow, and the replacement dwelling would be predominantly of two storeys in scale with subservient two and single storey elements. The replacement dwelling would involve smaller overall footprint and would be larger when compared to the original dwelling but would lose the existing outbuildings and thus create a consolidated form.
- 4.8. Whilst the replacement dwelling would be of an increased size, scale and footprint, these aspects of the replacement dwelling would closely reflect that

of surrounding dwellings. The mass of the replacement dwelling is also limited considerably by its hipped roof design and its siting away from Pinwall Lane ensuring it would not have an overbearing impact upon the street scene.

- 4.9. As such it is considered that the replacement dwelling is proportionate in size, scale, mass and footprint to that of the original dwelling and reflects these characteristics of other existing dwellings within and surrounding Pinwall. The proposal therefore complies with the second requirement of Policy DM14. There are no Heritage Assets within the vicinity of the site or any impact upon the historic environment resulting from the proposal. The requirements for Policy DM10 are further explored below.

Design and impact upon the character of the area

- 4.10. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. Policy DM14 of the SADMP states that a replacement dwelling can lead to improved architectural appeal and modern design and construction standards leading to better energy efficiency. Therefore, any scheme should ensure that it results in an enhancement to the

area. Policy S8B in the SPNP also seeks to secure a high quality of design.

- 4.11. Although the proposal relates to the construction of a large, detached property, there are properties of a similar scale to the proposal along Pinwall Lane, within Pinwall and the surrounding area. The replacement dwelling is a high-quality architecture and is intended to replicate a farmhouse which would not be uncharacteristic in the rural setting of the application site. The dwelling has high quality architectural detailing, including arched windows, brick cills, wooden door surrounds and chimney stacks, and would be constructed of traditional materials that are prevalent to the local area. The layout and mass of the replacement dwelling has been carefully considered to ensure there is no overbearing or adverse impact upon Pinwall Lane. The dwelling would be constructed to modern standards leading to much improved energy efficiency for the occupants. The immediate verdant setting of the application site would be retained and enhanced by a carefully considered landscaping scheme.
- 4.12. Therefore, the proposal would not have a significant adverse impact on the character and landscape character of this area of countryside, having regard to the wider pattern of development. Although the proposal would involve a larger built form than the

original dwelling, it would be constructed to high standard of design and would enhance the character of the area. It is thus considered that the proposal would not be harmful and therefore the proposal is in accordance with Policies DM4 and DM14 of the SADMP. The scale, layout, density, mass, materials and architectural features of the replacement dwelling would result in a high-quality design that would enhance the character of the surrounding area and therefore the proposal is in accordance with Policy DM10 of the SADMP and Policy S8B of the SPNP.

Impact upon residential amenity

- 4.13. Policy DM10 of the SADMP states that proposals should not adversely affect the occupiers of the neighbouring properties. Due to distance of c.50m between the replacement dwelling and Cherry Tree Cottage and the retention of the vehicular access drive for the replacement dwelling, it is considered there will be no adverse impact upon the occupiers of Cherry Tree Cottage or other residential properties in the wider area.
- 4.14. The replacement dwelling would also have more than adequately sized internal floorspace and storage as well as outdoor garden areas to serve the amenities of future occupants.
- 4.15. The proposal is therefore in accordance with Policy

DM10 of the SADMP and the Good Design Guide with regards to residential amenity.

Impact upon highway safety

- 4.16. Policy DM17 of the SADMP states that all new development should be in accordance with the highway design standards. Policy DM18 ensures that development provides appropriate parking provision. Policy S15 in the SPNP also requires development proposals to provide appropriate parking provision.
- 4.17. The improvement of the existing substandard vehicular access that serves the application site has been designed to be in accordance with highway design standards and is considered to improve the situation regarding access to the site and reduce the potential for adverse impacts upon highway safety. The proposed dwelling would have no increased number of bedrooms and therefore no increase in occupation of the dwelling. The potential resultant increase in trip generation from the larger replacement dwelling would be negligible and not considered to have a severe impact upon the highway, particular as any trips to and from the replacement dwelling would be served from the new safer and highway compliant access point.
- 4.18. The Highway Design Guide requires a four-bedroom dwelling to have a parking provision of at least three

off-road parking spaces. The dwelling would be served by up to six parking spaces in the driveway, so the parking provision for the replacement dwelling would be more than adequate.

- 4.19. The proposed replacement dwelling would be served by an improved safer access on to the highway and have more than the required number of off-street parking spaces. Therefore, the proposal would have no adverse impacts upon highway safety and would be in accordance with Paragraph 109 of the NPPF, Policies DM17 and DM18 of the SADMP and Policy S15 in the SPNP.

5. Conclusion

- 5.1. This Statement has been prepared to accompany a planning application for a replacement dwelling at Long Eaves Farm, Pinwall Lane, Pinwall. By assessing the principle of the replacement dwelling, evaluating its design against required key components, and considering its impact upon the amenity of the area and highway safety it is clear that the design objectives of improving the appearance of the site, improving energy efficiency of the applicant's accommodation and providing a safer access to the site have been met and the resulting replacement dwelling would enhance the character and appearance of the application site and its setting.

- 5.2. As demonstrated within this statement the proposal is clearly appropriate in planning terms and will deliver a development that is sustainable in line with the overarching objectives and relevant local policies of Hinckley and Bosworth Borough Council, the Sheepy Parish Neighbourhood Plan, and the National Planning Policy Framework. This planning application should therefore be approved without delay.