

7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

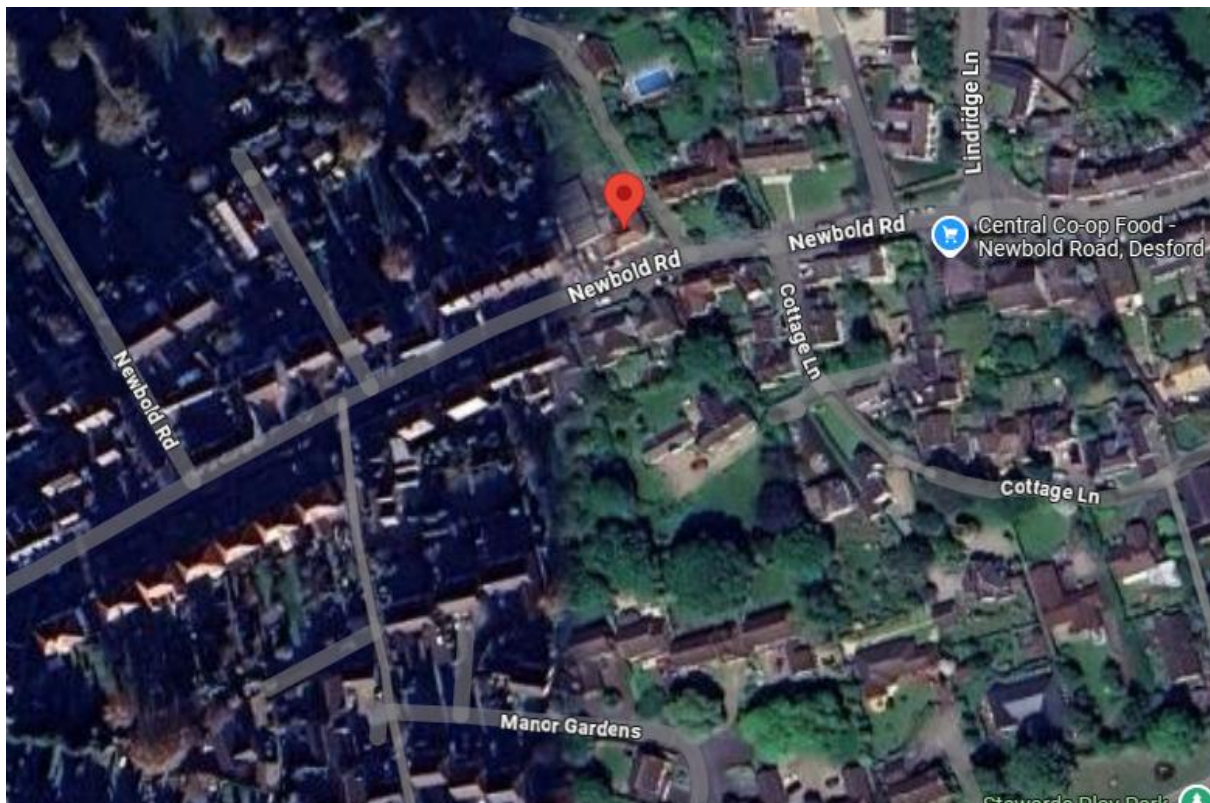
Mobile: 07591 206 852 Email: [admin@dk-designs.co.uk](mailto:admin@dk-designs.co.uk)

VAT Registration No: 242008451

Company Registration No: 09668503

## **DESIGN & ACCESS / HERITAGE STATEMENT**

44 Newbold Road  
Desford  
Leicester  
LE9 9GS



24 June 2025



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## 1. Proposed Site Area

- 1.1 44 Newbold Road, is in the East Midland region of England. It is within the Hinckley and Bosworth district and the county of Leicestershire. The specific area within Desford is in the Newbold Verdon with Desford and Peckleton.
- 1.2 The proposed site area is a residential plot off Newbold Road.
- 1.3 The site is not within Greenbelt.
- 1.4 The within Desford Conservation Area
- 1.5 The site adjacent to the Malt House, which is Grade II Listed.
- 1.5 The area is entirely made of residential dwellings, public house, local convenience store.

## 2. Existing Use

- 2.1 The existing site, there is a dwelling, garage & outbuilding. Comprises of a two storey dwelling, with workshop & garage, materials of the structure are brick/render & tile for the roof. Garages/outbuildings are flat roof, single storey.
- 2.2 The existing outbuilding proposed to be demolished is in a poor condition, high potential to be structural unsound.

## 3. Proposed Use

- 3.1 The proposal for the planning application is to demolish the existing garage, & to erect x1 no new build residential dwelling. Adjacent to the existing residential dwelling.

## 4. Design & Landscaping

- 4.1 This has been designed with the nearby dwellings in mind, taking into account materials, design & character of the local area.
- 4.2 Adequate garden area will remain for both properties, as well as off street parking.
- 4.3 See separate materials & landscape specification for further

## 5. Impact on Neighbouring Dwellings

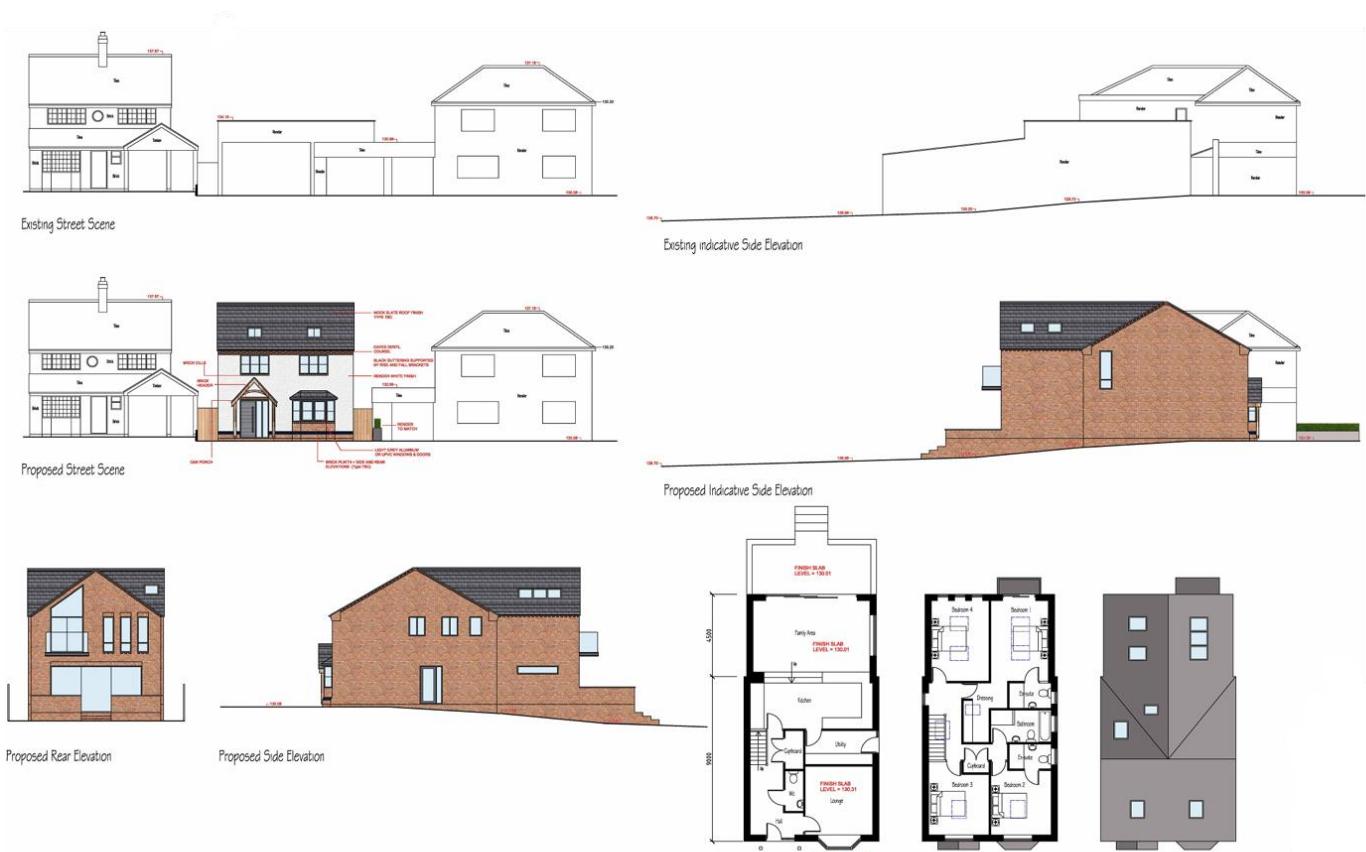
- 5.1 The proximity to the Malt House is buffered by no 44, therefore does not create any visual harm to the asset.
- 5.2 This will have no detrimental effect on the nearby residential dwellings, sensitive height wise on the existing dwellings / surrounding.
- 5.3 Various new build additions, in replacement of demolished properties exist on this Road, as well as various extensions, material changed to the properties.

## 6. Access

- 6.1 Off road parking will remain, via existing driveway to the front of the dwelling.

## 7. Previous Approved Application

- 7.1 Below previous approved planning application, June 2024





## 8. Planning History

- 8.1 A search of the Hinkley & Bosworth Borough Council online public access system, shows the site area has the below previous planning applications submitted from 2015.

### Replacement of 17 windows

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 25/00389/LBC | Validated: Thu 10 Apr 2025 | Status: Awaiting decision

### Non material amendment to planning permission 22/00744/HOU. Amendment to roof

72 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 25/00460/NMA | Validated: Thu 08 May 2025 | Status: Permitted

### Outline application for the construction of a 3-bedroom split-level dwelling with landscaping (Self-Build) (Scale, Landscaping, Layout and Access to be considered)

Land North East Of Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 24/00975/OUT | Validated: Tue 12 Nov 2024 | Status: Refused

### T1 - Sycamore tree - Remove the limbs and branches that are within 6 metres of application dwelling. T2, T3 & T4 - Leylandii trees - Fell

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 24/00515/TCA | Validated: Tue 21 May 2024 | Status: Decided

### Demolition of existing workshop and garages, erection of a detached dwelling and alterations to existing retained garage

44 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 24/00384/FUL | Validated: Fri 19 Apr 2024 | Status: Permitted

### Erection of front porch. Brick work to be 600mm high with full glass on top, separated with Oak. Door size to be 950mm inc frame. Ridge height to be approx 2.8m from splash course. Tiled roof with guttering either side to a soakaway.

Newbold Orchard 94 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 22/01025/HOU | Validated: Thu 27 Oct 2022 | Status: Permitted

### First floor and single storey rear extensions and single storey side extension

72 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 22/00744/HOU | Validated: Thu 11 Aug 2022 | Status: Permitted

### Alterations to roof including raising of the ridge height, construction of flat roof dormer to rear elevation and roof lights to front roof elevation

48 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 21/01513/HOU | Validated: Thu 23 Dec 2021 | Status: Refused

### Single storey rear extension

The New Barn 92 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 20/00361/HOU | Validated: Thu 16 Apr 2020 | Status: Permitted

### Two storey rear extension

90 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 19/01450/HOU | Validated: Wed 15 Jan 2020 | Status: Permitted

### Works to birch tree

The Malt House 42 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 19/00866/TCA | Validated: Fri 02 Aug 2019 | Status: Permitted

### Erection of two detached dwellings and associated access and landscaping (Resubmission)

Land North East Of Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 18/00663/FUL | Validated: Mon 02 Jul 2018 | Status: Refused

### Extension to residential curtilage and new boundary wall

102 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 17/01051/HOU | Validated: Tue 17 Oct 2017 | Status: Withdrawn

### Crown raise approx 3m and crown reduction approx 2.3m to 1x Cotoneaster

The Malt House 42 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 17/00456/TPOCA | Validated: Fri 12 May 2017 | Status: Permitted

### Erection of two detached dwellings and associated access and landscaping (Revised scheme)

Land North East Of Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 17/00305/FUL | Validated: Wed 29 Mar 2017 | Status: Refused

### Crown raise up to 6m for Ash tree and Horse Chestnut tree

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 17/00015/TPOCA | Validated: Mon 09 Jan 2017 | Status: Permitted

### Erection of two detached dwellings, two detached garages and associated access and landscaping

Land North East Of Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 16/01103/FUL | Validated: Mon 12 Dec 2016 | Status: Refused

### Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 15/01262/HOU | Validated: Tue 08 Dec 2015 | Status: Permitted

### Demolition of existing garage and erection of 1.8m fence and gates

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 15/01269/HOU | Validated: Tue 08 Dec 2015 | Status: Permitted

### Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence

Old White Cottage 2 Newbold Road Desford Leicester Leicestershire LE9 9GS  
Ref. No: 15/01263/LBC | Validated: Wed 02 Dec 2015 | Status: Permitted



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## 9. Environmental

- 9.1 The floors, walls and roofs of the new build will be insulated to the new building regulation requirements and thermally efficient glazing will be used. Glazed windows/doors to allow natural light into the dwellings to reduce the reliance on electrical lighting.
- 9.2 Materials used in the construction will be sourced from local builders' merchants and local tradesmen will be used to carry out the works in order to minimise the transport implications of the conversion works

## 10. Flood Risk Assessment

- 10.1 The application site lies within a flood risk zone 1, therefore a flood risk assessment is not required for this proposal

## 11. Ecology

- 11.1 Upon a visual inspection there is no evidence of bats roosting or any other protected species within the property boundary, however, should any be found upon start of works, all works shall be stopped immediately. A specialist will be consulted.
- 11.2 To our knowledge, there are no TPO trees within the boundary of this property. Again, should this not be the case, all works shall be stopped immediately. A specialist will be consulted.

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## 12. Photos

Site frontage



Site rear



Site opposite





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### House type mix surrounding





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### 13. Conclusion

- 13.1 The proposed new build has been designed sympathetically to be in keeping with the neighbouring properties.
- 13.2 Taking into consideration the planning decisions for previous applications for this site.
- 13.3 The proposal complies with National & Local Policies, we therefore ask the Local Authority to consider this document in support & grant this application.