

PLANNING STATEMENT

Proposal: Conversion of existing building to Class C3 dwelling (self build)

Site: Wykin House Farm, Higham Lane, Wykin, Hinckley, Leicestershire, LE10 3EF

Date: December 2024

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INTRODUCTION

- 1.1 This planning statement is submitted in support of the application made to Hinckley and Bosworth Borough Council for full planning permission for the conversion of an existing building to provide one new dwelling at Wykin House Farm, Higham Lane, Wykin, Hinckley, Leicestershire, LE10 3EF. The application is made on behalf of Mr Josh Harrison.
- 1.2 The following paragraphs of this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site relates to an existing building and hardstanding yard located to the rear of Wykin House Farm situated off Higham Lane within the village of Wykin. The site is broadly identified on the aerial image below as land edged red. There is an existing vehicular access serving the site from Higham Lane.



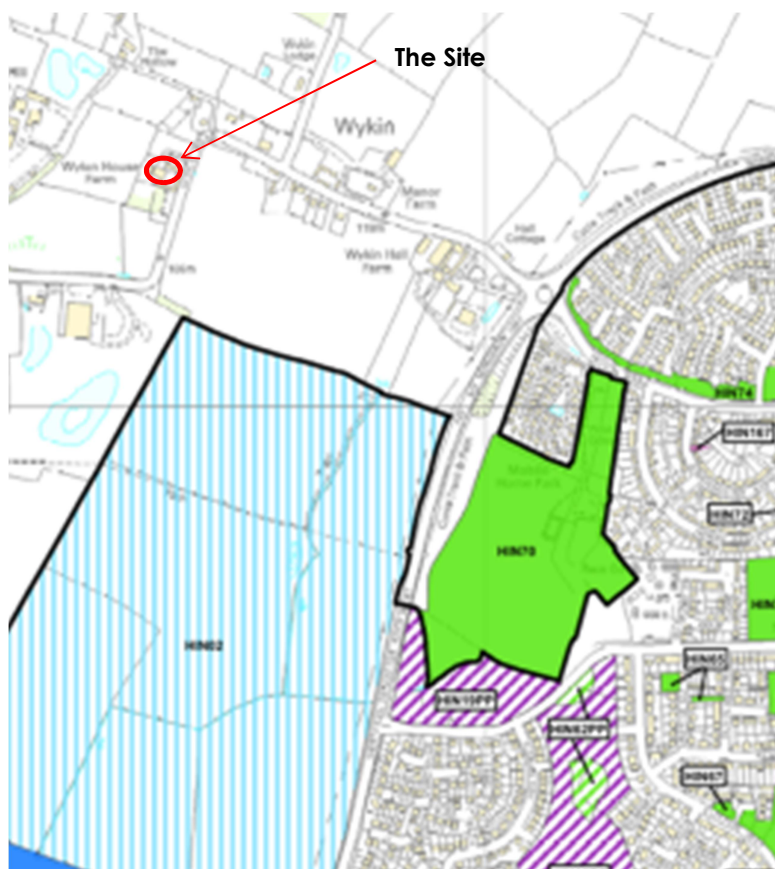
- 2.2 The application site previously formed part of Wyking House Farm. The building and yard were originally used for agriculture but have since been used for general storage purposes as part of the domestic use of the wider site. Wykin House Farm is a detached two storey former farm property. There are a series of traditional brick outbuildings forming a courtyard around the main property which have previously been converted for residential purposes (annexe). A former barn has also been converted to a residential dwelling now known as Wykin House Barn.

- 2.3 The building is of a permanent and substantial construction. It is clearly identified on Google Maps dating back to at least the 1990s (which is as far as the Google Earth aerial imagery goes for this site). The building has an existing concrete floor (designed to support agricultural loads) and is constructed with a steel portal frame, sections of brick and block work to the lower walls, and corrugated sheet metal to the upper walls and roof. The building is surrounded by a large area of hardstanding which has been used for open storage and vehicle parking.



- 2.4 Wykin village is closely associated with the urban edge of Hinckley. Considerable housing development is currently taking place on land located to the west of Normandy Way and to south of Wykin village pursuant to site allocation HIN02 of the SADMP (as identified by blue line hatching on the extract copy of the proposals map shown below).

- 2.5 In addition to existing allocation HIN02, the Local Plan Review Reg 18 Consultation identified the potential for further housing development on land to the south of Wykin village under site reference: LPR31. This proposed strategic allocation seeks to extend the current housing allocation HIN02 currently under construction.



- 2.6 As highlighted by the existing and proposed housing allocations, while the site is located within a rural village, it is not considered to

occupy an isolated countryside location in the context of paragraph 84 of the Framework.¹

2.7 The site is not located within a designated Conservation Area nor is it a listed building. The nearest designated heritage asset is located at Wykin Hall Farmhouse (Grade II), on Wykin Road some 500m away from the site (near Normandy Way).

2.8 The site is located within a Flood Zone 1 on the Environment Agency's flood maps for planning.

3 RELEVANT PLANNING HISTORY

3.1 There is no planning history directly related to the application building. There is, however, some history relating to the wider Wykin House Farm site. This history is set out below.

- **CONVERSION OF OUTBUILDING TO ADDITIONAL LIVING ACCOMMODATION AND ERECTION OF CHIMNEY**
Ref. No: 98/00503/FUL | Status: Planning Permission
- **SITING OF A MOBILE HOME**
Ref. No: 05/00791/FUL | Status: Refused
- **EXTENSIONS AND ALTERATIONS TO DWELLING**
Ref. No: 11/00037/FUL | Status: Withdrawn
- **CONVERSION OF OUTBUILDING TO A GRANNY ANNEX AND EXTENSIONS AND ALTERATIONS TO DWELLING**
Ref. No: 11/00421/FUL | Status: Planning Permission
- **CONVERSION OF OUTBUILDING TO A GRANNY ANNEX AND EXTENSIONS AND ALTERATIONS TO DWELLING**
Ref. No: 12/00547/FUL | Status: Withdrawn
- **Extensions and alterations to dwelling**
Ref. No: 13/00109/HOU | Status: Planning Permission
- **Demolition of existing cow shed and erection of outbuilding to be used as annexe**
Ref. No: 13/00255/FUL | Status: Planning Permission
- **Hedgerow removal**
Ref. No: 13/00265/HEDGE | Status: Not Important Hedgerow Removal

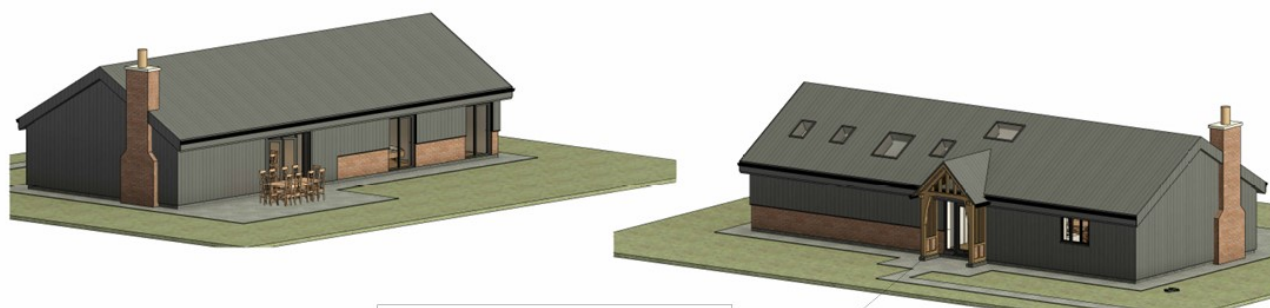
4 DESCRIPTION OF THE PROPOSAL

4.1 The application proposes to change the use of the existing structure and its yard to provide one, three bedroom, single storey, dwelling for the applicant and his young family. The applicant has had full input into the design of the dwelling and it is to be occupied by him and his family. The proposal would meet with the definition of self-build and custom build housing as defined in the Self-build and Custom Housebuilding Act 2015.

¹ **Braintree District Council v Secretary of State for Communities and Local Government & Ors** [2018] EWCA Civ 610

The Braintree case clarified that "isolation" should be defined by its ordinary meaning. Essentially, this considers whether development is physically separate/apart from other built form or not. Braintree clarifies that, the policy in favour of enhancing the vitality of rural communities is not limited to economic benefits. The word "vitality" is broad in scope and includes the social role of sustainable development. The Framework cannot be read as a policy against housing development in locations without facilities and services of its own for it expressly recognises that development in a small village may enhance and maintain services in a neighbouring village, as people travel to use them.

- 4.2 The proposals seek to convert the building to provide a contemporary dwelling while respecting the rural impression of the existing building. The design reflects the existing character of the building by re-using existing openings and incorporating some new additional openings; and a sympathetic materials pallet, retaining brickwork to the lower walls and proposing insulated steel panelling to the upper walls and roof. A modest 4m extension is proposed to the front of the existing building; an oak framed open sided porch added to the eastern side elevation; and a, new chimney is proposed. Extract copies of the proposed elevations and floor plan are provided below.



- 4.3 The existing access driveway is to be utilised by the new dwelling and similarly, the area of existing car parking to the east of the building is to be retained as car parking for the new dwelling, providing 4 spaces.

5 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 an application for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently comprises

the adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies DPD. The NPPF is a key material planning consideration in the determination of the application.

5.2 [Core Strategy \(2009\)](#)

The adopted Hinckley and Bosworth Core Strategy provides the spatial vision for the Borough.

[The Hinckley and Bosworth Site Allocations and Development Management Policies DPD \(SADMP\)\(2016\)](#)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM15: Redundant rural buildings
- Policy DM17: Highways and Transportation
- Policy DM18: Car Parking

5.3 [National Planning Policies and Guidance:](#)

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)

5.4 [Other guidance:](#)

Good Design Guide (2020)

6 POLICY ASSESSMENT

6.1 The Key Issues are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Landscaping, ecology and biodiversity
- Drainage and flood risk
- Self and Custom Build Housing
- Planning balance

6.2 **Principle of development**

6.2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) July 2023) states that planning law requires applications for planning permission must be determined in accordance with the

development plan unless material considerations indicate otherwise. The NPPF is a material consideration in determining planning applications.

- 6.2.2 Paragraph 11 of the NPPF and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set out a presumption in favour of sustainable development, and state that development proposals that accord with an up to date development plan should be approved without delay.
- 6.2.3 The spatial distribution of growth across the Borough is set out in the adopted Core Strategy and this identifies housing allocations in a hierarchy of settlements. Wykin village does not have a defined settlement boundary and so the application site is situated within the countryside where Policy DM4 of the SADMP applies.
- 6.2.4 Whilst Wykin village does not have a settlement boundary and the site thus located within the countryside, as highlighted at paragraphs 2.4 to 2.6 above, Wykin village adjoins the urban edge of Hinckley. The application site is within 600m of Normandy Way (A47), which is an acceptable cycling or walking distance, where onward access to designated cycle routes, public transport, employment, retail, health, leisure, and education service provision is readily available. Hinckley is the sub regional centre; it is positioned at the top of the adopted spatial hierarchy where most new housing is to be directed. Spatially, while considered a rural village, Wykin is well located to access a range of day to day service provision and employment opportunities from Hinckley. Notwithstanding its countryside designation, Wykin village and the application site are not considered to occupy an isolated or unsustainable location (please see footnote 1 page 5 of this statement).
- 6.2.5 Having previously been utilised for general storage purposes associated with the domestic property at Wykin House Farm, the site meets with the definition of previously developed land as set out at Annex 2 of the Framework.
- 6.2.6 **Policy DM4** seeks to protect the “intrinsic value, beauty, open character, and landscape character” of the countryside from unsustainable development. It describes a range of types of development likely to be considered sustainable under criterion a) to e); these include the change of use, re-use or extension of existing buildings “which lead to the enhancement of the immediate setting”. Policy DM4 also sets out five criteria with which development should comply, including that it should not have a significant adverse effect on the countryside, undermine the physical or perceived separation between settlements, or create or exacerbate ribbon development.

DM4 a) to e):

- 6.2.7 DM4 (b) provides policy support for proposals involving the change of use, re-use or extension of existing buildings in the countryside which lead to the enhancement of the immediate setting.

The application meets with DM4 (b) for the following reasons:

- i. The proposal seeks the change of use of an existing building.
- ii. The proposal delivers a contemporary, modern, living space, while maintaining the rural character of the existing building, and will enhance the overall appearance of the immediate setting.

The architectural design and choice of external materials and finishes are purposefully chosen to respect the existing agricultural character of the building. The scheme maximises the use of natural light and rural views experienced from within the property by reusing the existing openings to the west side facing elevation with full height glazing. A small extension is proposed but this remains in proportion with the existing building and complements the existing eaves and ridge heights; Policy DM4 (b) also supports the extension of existing buildings. The development is entirely contained within the existing curtilage of the site and on an area of existing hardstanding. The proposed re-use of the building and yard area with the addition of soft landscaping will complement the existing neighbouring residential uses already established. The change of use will remove the existing areas of outside storage, providing a further enhancement to the overall appearance of the site in this respect.

For these reasons, it is concluded the development would deliver the policy objectives of DM4 (b) which supports the change of use, re-use and extension of existing buildings which lead to the enhancement of the immediate setting.

DM4 policy objectives (i) to (v):

6.2.8 Policy DM4 requires development to also meet with the following criteria:

- i. does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii. does not undermine the physical and perceived separation and open character between settlements; and
- iii. does not create or exacerbate ribbon development;
- iv. if in a Green Wedge, protects its role and function (in line with Core Policies 6 and 9); and
- v. if within the National Forest, it contributes to the delivery of the National Forest Strategy (Core Policy 21).

With reference to the criteria under (i) to (v) of Policy DM4:

- As referenced above, the development re-uses an existing building and previously developed site in a way which would lead to an enhancement of the building and its immediate setting. It would not cause conflict with criterion (i) of DM4 in seeking to ensure development does not

have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside.

- The conversion relates to an existing building and its curtilage and does not propose any encroachment beyond the existing previously developed boundaries of the site. The proposal does not cause any conflict with (ii) and (iii) of DM4 because it does not undermine the physical and perceived separation and open character between settlements; nor does it exacerbate ribbon development.
- With regard to (iv) and (v), the site is not located within a Green Wedge nor is it within the National Forest; and so there is no conflict with these policies.

For the reasons identified above, the principle of development meets with development plan policy DM4 and is therefore acceptable.

6.2.9 **Policy DM15** of the SADMP relates to the re-use of redundant and disused rural buildings. Proposed development outside the settlement boundary for the reuse and/or adaptation of redundant or disused rural buildings will be supported where:

- a) The applicant demonstrates the building is no longer viable in its current use; and
- b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
- c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
- d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

- The application site previously formed part of the wider Wykin House Farm which is a domestic property. Wykin House Farm was the family home of the applicant and following the recent loss of both of his parents the main dwelling was recently sold and is now within separate ownership to the application site. The other former agricultural buildings previously associated with Wykin House Farm have already been converted for residential re-purposes. The application site and host building are not required to support an agricultural holding; and, in any case, the building would not be large enough to accommodate larger, modern agricultural equipment.
- As referenced above, the building is of a permanent and substantial construction. It has an existing concrete floor, steel portal frame and is fully enclosed on all sides with existing fenestration openings. The lower sections of the walls are constructed in brickwork with the

upper section constructed from corrugated sheet metal. The walls and roof would be capable of functioning for residential purposes with the addition of thermal improvements. The building already benefits from power, water and drainage. The application includes a building condition report which identifies the building is entirely stable and in purely structural terms minimal building operations would be required for the conversion to C3 Dwelling. It is concluded the building could be converted without significant rebuild in accordance with DM15(b).

- A small 4m extension is proposed to the building to provide additional bedroom space. The extension is in proportion with the size, scale, mass and character of the existing building and is situated within the original previously developed curtilage of the site. The existing building is single storey; the proposed extension is also single storey with eaves and ridge heights to match through to the existing building. The proposals meet with DM15 (b) and (c).

While the application is not submitted under Class Q permitted development rights, it is worthwhile bearing in mind that the permitted development rights, as updated in April 2024, allow for 4m single storey extensions to existing agricultural buildings on areas of existing hardstanding. The permitted development right regime is designed to ensure development is acceptable in terms of scale and proportion when re-using existing rural buildings. The proposed single storey extension is 4m deep and is on an area of existing hardstanding.

- Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. DM10 (d) states: the use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally.

The application building is an existing feature of the landscape. As already referenced, the design, architectural detailing and choice of materials provide an enhancement to the existing building; create a contemporary and high quality living space whilst still maintaining the rural impression of the building. The extension is in proportion with the building. The proposals do not cause any conflict with the design objectives of Policy DM10(c) or (d) or DM15(d) of the SADMP.

- The application site is not a designated heritage asset. As referenced earlier the nearest designated heritage asset is located at Wykin Hall Farmhouse (Grade II), on Wykin Road some 500m away from the site (near Normandy Way). The application would not cause any harm to the historic environment or heritage assets in accordance with DM15 (d).

- The proposals meet with the overall objectives of Policy DM15, in seeking to make an effective re-use of an existing building within the countryside, while securing the enhancement of the site and its immediate setting.

The application meets with the policy objectives of Policy DM15 of the SADMP.

Overall conclusions on the principle of development:

- 6.2.10 Having been utilised for general storage purposes associated with the domestic property at Wykin House Farm, the site meets with the definition of previously developed land as set out at Annex 2 of the Framework. While not expressly listed under the range of development types set out under Policy DM4, the redevelopment of previously developed land is nevertheless, a key planning policy objective of the Framework. As highlighted above, whilst the site lies in designated countryside, it is not in an isolated countryside location; but is instead well placed to access the day to day service provision and employment opportunities available in Hinckley. The redevelopment of a previously developed site in a sustainable rural location is an acceptable and sustainable form of development.
- 6.2.11 To promote sustainable development in rural areas, para 83 of the Framework recognises that opportunities should be found for villages to grow and thrive. The policy in favour of enhancing the vitality of rural communities is not limited to economic benefits but includes the social role of sustainable development. The Framework cannot be read as a policy against housing development in locations without facilities and services of its own for it expressly recognises that development in a small village may enhance and maintain services nearby, as people travel to use them. It is concluded the redevelopment of this sustainably located, previously developed site would not cause conflict with the policy objectives of the Framework.
- 6.2.12 The application meets with the objectives of development plan policies DM1, DM4, DM10 and DM15 of the SADMP and the objectives of the Framework when read as a whole.
- 6.3 **Residential amenity**
- 6.3.1 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.3.2 Policy DM10(a) and (b) of the SADMP states development will be permitted provided 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 and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

- 6.3.3 The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.
- 6.3.4 The immediate surrounding land uses are residential and so the residential re-purpose of the building is a compatible one.
- 6.3.5 The nearest residential properties are Wykin House Farm and Wykin House Barn. There is a single storey annex building associated with Wykin House Farm which runs parallel with the boundary of the application site. Wykin House Barn is side facing to the application site. There is an existing 1.8m high boundary fence erected along the shared boundary with these properties.
- 6.3.6 The proposal does not seek to increase the height of the existing building. The proposed extension is positioned to the northern end of the building and is set away from the annex at Wykin House Farm. With reference to matters of overshadowing, there is no change to the spatial relationship between the application building and the annex at Wykin House Farm from what currently exists. While the proposed extension brings the building further northwards (and therefore closer to Wykin House Barn) this does not have any consequential impact on the side facing end gable of this property.
- 6.3.7 In terms of separation distances between windows, the design of the conversion has purposefully sought to focus the main fenestration and habitable spaces to the western side elevation of the dwelling. This maximises the views of the surrounding countryside for the intended occupiers to create a high quality living environment while also ensuring privacy.
- 6.3.8 With reference to the east side elevation of the building, careful thought has been given to the internal layout of accommodation and the choice of windows to ensure suitable amenity standards.
- The separation distance achieved between the proposed kitchen window of the proposed conversion scheme and the side facing, blank end gable of Wykin House Barn exceeds the 14m recommended by the Good Design Guide.
 - The internal layout of accommodation on the eastern side of the conversion scheme includes the family bathroom, en suite, dressing room and WC. The scheme incorporates roof light windows to provide natural light and ventilation to these rooms. The side elevation facing the annex at Wykin House Farm is therefore blank and the separation distance achieved also exceeds 14m in accordance with the Good Design Guide.
 - Both the application building and the existing annex are single storey in height and there is an existing 1.8m boundary treatment between the two buildings. The low level height of both buildings and the existing intervening boundary treatment prevents any inter-visibility or overlooking. Given the single storey nature of the two buildings, the existing intervening

boundary treatment and the design of the building (including the design of the internal layout, and use of roof light windows to non habitable rooms) it is concluded the separation distance meets with the Good Design Guide and would ensure a suitable amenity for both existing and future occupiers.

- 6.3.9 There is ample space around the building for the provision of usable amenity space to serve the property in accordance with the Good Design Guide SPD.

6.4 **Highway safety**

- 6.4.1 Policy DM17 of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety.

- 6.4.2 Policy DM18 of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.

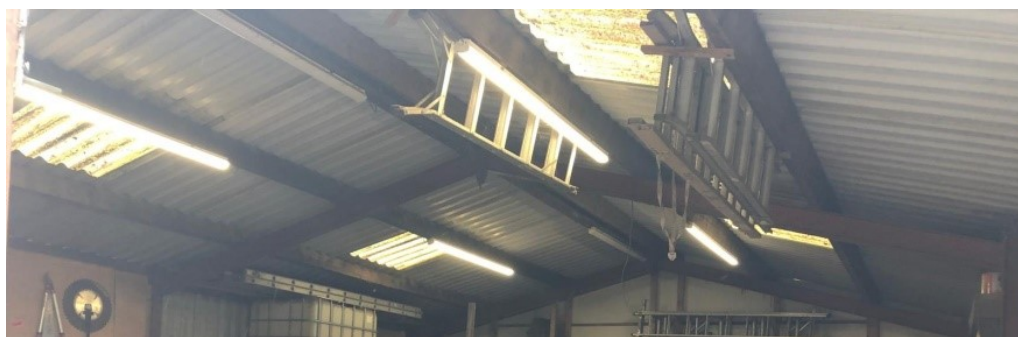
- 6.4.3 Access to the site is taken from the existing roadway serving the existing building. There is ample space within the site to provide four car parking spaces and turning space for residential vehicles. It is considered that the proposed development would be in accordance with Policies DM17 and DM18 of the SADMP.

6.5 **Trees, landscaping and biodiversity**

- 6.5.1 Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

- 6.5.2 The proposal relates to an existing building, its curtilage and area of existing hardstanding. There are no landscape or ecology features impacted by the development.

- 6.5.3 With reference to bats, the existing roof structure and upper walls are constructed from corrugated sheet metal. The building and roof is fully enclosed, as are the doorways. It is highly unlikely that the roof space or wall cladding would be a suitable place for shelter for bats due to the rapid heating and cooling of the metal sheets and their smooth surface. The roof lights provide a high level of natural light and the building is also fitted with external security lighting. High levels of natural and artificial light, the smooth metal surface and the rapid changes in the sheet temperatures mean the use of the building for bats is unlikely.



- 6.5.4 With reference to BNG requirements, Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to a number of exemptions. The exemptions include:

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

As highlighted above, the development is proposed within an existing building and on land already laid to hardstanding. The development does not impact a priority habitat or linear habitat and would thus fall within the category of development below the threshold.

Self-build and custom build applications

An exemption applies to this type of development when it meets all the following conditions:

- consists of no more than 9 dwellings
- on a site that has an area no larger than 0.5 hectares
- consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

The dwelling is also a self build project for the applicant and his young family. The development therefore falls within two of the exemptions for BNG.

- 6.5.5 The proposals provide opportunity for some new on site landscaping and biodiversity enhancement within the vicinity of the dwelling. It is submitted the final details of soft landscaping can be secured by planning condition if necessary.

6.6 **Drainage and flood risk**

- 6.6.1 Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.
- 6.6.2 The site is in Flood Zone 1. There are no flood risk or drainage impacts to prevent the development. The final details relating to surface water and foul drainage are matters which can be secured by planning condition.

6.7 **Self and Custom Build Housing**

- 6.7.1 Section 1 of the Self-Build and Custom Housebuilding Act defines self-build and custom housebuilding as the building or completion of houses by individuals, associations of individuals, or persons working with or for individuals or associations of individuals to be occupied as homes by those individuals.
- 6.7.2 As referenced earlier in this statement, Wykin House Farm was the applicant's childhood home and the proposed residential conversion of this outbuilding is proposed as his new family home; it will allow him to remain within the village and community he has grown up in. He has had full input into the design of the proposals.
- 6.7.3 Paragraph 63 of the NPPF states that the need, size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups include (but are not limited to) those wishing to commission or build their own homes.
- 6.7.4 Section 2A of the Self-Build and Custom Housebuilding Act places a statutory duty on the Local Planning Authority to give permission to a sufficient number of self build and custom housebuilding developments on serviced plots to meet the demand for self-build and custom housebuilding in the Authority's area. Not only is there currently a shortfall between demand and supply for SBCH plots in the HBBC area; the adopted development plan is also silent on their provision. There are numerous appeal examples in which very significant weight has been given to shortfalls in supply particularly in situations where the Development Plan is silent on SBCH and the resulting policy vacuum in securing the delivery of SBCH in order to comply with what is a statutory obligation.
- 6.7.5 It is submitted that the absence of policy on SCBH and the identified shortfall in supply against demand that this has significant weight in the planning balance in favour of the grant of planning permission.

The planning balance:

- 6.8.1 The adopted Core Strategy and the SADMP are both over 5 years old. Due to the age of relevant housing policies within the adopted Core Strategy, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered in accordance with Footnote 8 and Paragraph 11 of the NPPF. In addition to this, as highlighted above, there are no adopted local/neighbourhood planning policies referencing SBCH proposals and a shortfall between demand and supply. Therefore, were the 'tilted balance' not already engaged with regards to the age of the Local Plan in general, it would be applied on this basis alone.
- 6.8.2 Paragraph 11(d)(ii) of the NPPF requires planning permission to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

6.8.3 For the reasons already set out in this statement, the proposed dwelling is considered to be acceptable on its own merits. No conflict has been identified with the development plan and there are no adverse impacts or technical reasons to prevent the development. The proposals are considered to be acceptable when assessed against the policies in the Framework taken as a whole. The proposals meet the objectives of sustainable development and planning permission should be granted.

6.8.4 Notwithstanding the above, given the relative sustainability of the site and in the context of the tilted balance being engaged, significant weight should be given to the overall shortfall in housing land supply, shortfall in SBCH and absence of policy to deliver this statutory duty which would outweigh any identified conflict with policies DM4, DM15 or DM10 in any event.

7 CONCLUSIONS

7.1 The proposal meets with the requirements of the development plan with reference to countryside policy; provides an attractive and high quality design; and a form of development that can be delivered without causing adverse impacts on residential amenity, highway safety, the historic landscape, drainage, landscaping, biodiversity and ecology.

7.2 It is concluded the development meets with the objectives of the development plan Policies DM1, DM4, DM6, DM7, DM10, DM13, DM15, DM17 and DM18 of the SADMP and the NPPF. In accordance with the presumption in favour of sustainable development planning permission should be supported without delay.