

Dear Sir/Madam,

I am writing to appeal against the decision of Hinckley and Bosworth Council to refuse planning permission for the Conversion of detached outbuilding to studio apartment at **37A London Road, Hinckley, Leicestershire LE10 1HQ** as detailed in planning application number **23/00560/FUL** dated **26th of June 2023**. Below, I address the reasons for refusal provided in the decision notice.

Grounds for Appeal

1. Living Conditions and Amenity

The refusal states that the proposed development would provide unacceptably poor living conditions and a lack of appropriate levels of amenity, contrary to Policy DM10, the Council's Good Design Guide, the Government's Technical Housing Standards, and Section 12 of the National Planning Policy Framework (NPPF).

- **Floorspace and Storage:** The proposed studio apartment meets the minimum internal space standards as set out in the Government's Technical Housing Standards. The layout has been designed to maximise the efficient use of space, and built-in storage solutions are incorporated to address storage needs.
- **Ceiling Height:** The ceiling height complies with the minimum standards required, ensuring sufficient headroom throughout the apartment. This design consideration aligns with the requirements specified in the relevant planning policies and guidelines. The measurement of the council is incorrect and the floor to ceiling height is 2.3m
- **Garden Space and Outlook:** The proposal includes the provision of a shared garden space for residents, enhancing the quality of outdoor living and social interaction. The high-level window and skylights are intended to maximise natural light and ventilation while maintaining privacy. These design elements have been carefully considered to provide a satisfactory outlook and living environment. Queens Park is situated behind the development, and there are also park view apartments nearby, which are flats with an established use of the surrounding space.
- **Privacy and Overlooking:** Measures have been incorporated to mitigate any potential overlooking and loss of privacy concerns. The design includes appropriate screening and the strategic placement of windows to ensure that the privacy of both the proposed studio apartment and neighbouring properties is protected.

2. Character of the Local Area and Overdevelopment

The refusal further states that the development represents a severe overdevelopment of the site, significantly detrimental to the character of the local area, contrary to Policies DM1 and DM10, the Council's Good Design Guide, and Section 12 of the NPPF.

- **Site Utilisation:** The proposed development makes efficient use of an underutilised site, contributing to the local housing supply without compromising the character of the area. The density of the development is in line with the surrounding properties and conforms to the principles of sustainable urban development.

37A London Road would not result in an increase in the number of dwellings previously on the plot. As number 37 was previously split into two separate units and then recently converted back to a single family dwelling. The planning application number for this is - 82/00951/4. The conversion of the outbuilding, retains the previously issued number of 37A, and maintaining the previously approved separate units on the plot. it's clear that the arrangement for 35A London Road has been in place for quite some time without any significant issues. The development next door at 35A mimics the development at 37A.

Furthermore, I would like to highlight a further case within Hinckley and Bosworth, being - **269 Station Road Market Bosworth Nuneaton Leicestershire CV13 0PE** and planning application number **22/00703/HOU** and dated **Wed 20 Jul 2022**. This application is with the same local authority, and also a detached building, which is significantly smaller than the development at 37A. The outlook and garden space is also significantly worse, I will also provide a floor plan of this development for review of the floor space in comparison to 37A. On review of the delegated report, the officer has not taken into consideration the objection by a resident for this proposal, neither has the officer reviewed the development at 269 Station road with the Technical Housing standards.

With this precedent, it seems reasonable to consider that a similar approach could be applied to 37A London Road, as it is unjust to approve similar cases and refuse this one.

- **Design and Scale:** The design of the studio apartment respects the architectural style and scale of the surrounding buildings. The proposed materials and aesthetic choices complement the existing streetscape, ensuring that the development integrates harmoniously with its surroundings. The building before was an eyesore, which had a significant negative impact to the surrounding area, the building was in poor condition with a metal sheet roof. The conversion has uplifted the area and the sight of residents. Photographic evidence of the before and after photos will be provided.

- **Impact Assessment:** A thorough impact assessment has been conducted, demonstrating that the proposed development will not have a significant adverse effect on the local area's character. The proposal adheres to the Council's Good Design Guide by prioritising high-quality design and sustainable building practices. On consultation with the local residents, there was also no objection to the development.

Conclusion

In conclusion, the refusal of the planning application does not accurately reflect the merits and benefits of the proposed development. The proposal addresses the concerns raised regarding living conditions, amenity, and site overdevelopment, and is consistent with relevant planning policies. I respectfully request that the Planning Inspectorate reconsider the application favourably, taking into account the comprehensive evidence provided in support of the development.

I am willing to provide any additional information or clarification that may be required and am open to discussing potential conditions that could be attached to the approval to address any outstanding concerns.

Thank you for your time and consideration.

Yours faithfully,

Akash Jotangia