
PLANNING & HERITAGE STATEMENT

Erection of One Detached House
Land to side of The Old House,
Stamford Road, Kirby Muxloe,
Leicestershire, LE9 2ER

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Stephen Bradwell, MA, RTPI, IHBC to inform and support the proposals for the erection of one detached dwelling on land to the side of the Old House on Stamford Road in Kirby Muxloe.
- 1.2 This statement should be read in conjunction with the separate Design & Access statement (DAS) and plans produced by Franklin Ellis Architects that illustrate the location, design, scale and appearance of the proposed development.
- 1.3 These statements and submitted plans provide full details of the proposed development along with the site's context and its historical development. This statement assesses the merits of the proposed development having regard to the relevant local and national planning policies, particularly as the site lies within the designated Kirby Fields Conservation Area, and concludes that this proposal is an opportunity to provide a high quality, sustainable form of development making the most beneficial use of this parcel of land. There is therefore a clear presumption in favour of granting planning permission for these proposals.

2.0 SITE DESCRIPTION

- 2.1 The site is located within the Kirby Fields area of Kirby Muxloe, a relatively self-contained residential suburb on the east side of the village that lies within the limits for development for Kirby Muxloe, in close proximity to the local services and facilities and local public transport links.
- 2.2 The application site currently comprises part of the garden to the side of The Old House, a large detached dwelling set back from Stamford Road, a privately maintained road, with an enclosed courtyard to the rear defined by a range of former farm buildings running parallel to the house.
- 2.3 The application site is primarily used as garden land to the Old House, and would be served by a newly created access to Stamford Road.
- 2.4 The site is bounded by extensive hedges and trees and flanked by the outbuildings to the Old House to the west, a large detached house on Stamford Road to the east and the garden to a property on Forest Drive to the north. As noted in the DAS, the siting

and orientation of the proposed dwelling has been designed to ensure substantial separation distances between the proposed dwelling and neighbouring existing houses to avoid any issues of overlooking or loss of daylight/sunlight.

3.0 SUMMARY OF THE PROPOSED DEVELOPMENT

- 3.1 As described in the DAS the proposed development relates to the erection of one detached dwelling, with a mix of single and two-storey elements, on the parcel of land to the side and rear of the existing house. The application site already contains a number of mature trees and it is proposed to use this mature landscape setting to position a single dwelling within this parcel of land, resulting in a relatively low density, well landscaped development that reflects the character of the development in the surrounding area.
- 3.2 To reflect the agricultural origins of the existing property, which are still evident in the Old House and its range of outbuildings, the form of the proposed dwelling seeks to continue the range of outbuildings to the Old House with the proportions, external elevations and materials of construction reflecting a more traditional architectural style as illustrated by the DAS and accompanying plans.
- 3.3 The siting of the proposed dwelling and garage has also had regard to the root protection zones of the existing trees identified by the arboricultural survey in order to avoid any loss of trees and thus any material impact on the amenities of the wider Conservation Area.
- 3.4 The development will be served by the new access drive that has recently been granted planning permission and is now under construction, with parking and turning facilities being provided within the site.
- 3.5 Overall the proposed development will provide one additional dwelling within the general built-up framework of Kirby Muxloe, which given its range of local services and facilities is a sustainable location for additional residential development. As well as the contribution to the local economy that this development will provide during its construction, the occupants of the proposed dwelling will be able to contribute to the vitality and viability of the local services and facilities.

- 3.6 Furthermore as the applicant controls the site it is considered that this proposal is deliverable within a 5 year time frame. The proposed development will therefore contribute to the supply of housing within Blaby District and although perhaps not significant in its own right, the cumulative effect of a steady supply of housing from windfall and infill sites such as this one can assist the Council in meeting its housing supply targets, particularly as it declared only a 4.77 years supply as calculated by the Sedgefield method in March 2016.
- 3.7 In view of this shortfall in the supply of housing there is clearly a need to release more land for housing, and this development will make a modest contribution to the overall shortfall in the District's housing supply, outweighing any adverse impacts that these proposals might have.

4.0 PLANNING POLICY CONTEXT

- 4.1 The site lies within the limits for development for Kirby Muxloe and within the Kirby Fields Conservation Area, consequently the most relevant planning policies, are considered to be:

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 4.2 This Act requires Councils when determining planning applications to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

The Development Plan

- 4.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications should be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.4 The Development Plan presently comprises:
- The saved policies of the Blaby District Local Plan (1999), and
 - The Local Plan (Core Strategy) (2013)
- 4.5 The Development Plan policies considered most relevant to the application are:

Blaby District Local Plan

- **Policy R1** states that within the primarily residential areas, identified on the Proposals Map, planning permission will be granted for residential development except where the proposed development would cause detrimental impacts regarding amenity, over-development, the character and appearance of the area, layout, design and form.
- **Policy T6** states that planning permission will not be granted for development unless off street parking provision is made for vehicles of residents and visitors in accordance with the adopted standards.
- **Policy CE12** states that planning permission will not be granted for development which, having regard to the general function of the area, would generate traffic levels, parking, noise or environmental problems which would be detrimental to the character or appearance of a conservation area.
- **Policy CE15** states that within the Kirby Fields Conservation Area, planning permission will only be granted for development involving the redevelopment or subdivision of sites or buildings where it meets the requirements of Policies R1, CE8-12 & CE21-22, and:
 - the development would not adversely affect the setting of an existing property; and
 - the density would be in keeping with the general character of the area as a whole; and
 - the development would not form a cul-de-sac involving significant work of highway and /or footway construction.

It should be noted that of the associated policies referred to by Policy CE15, Policies CE9-CE11 are not saved policies and therefore are no longer part of the Development Plan and Policy CE8 relates to demolition works within the conservation areas.

- **Policy CE21** seeks to protect trees that are protected by Tree Preservation Order or trees of significant amenity value.
- **Policy CE22** states that development must:
 - take into account, and retain where appropriate, existing landscape, ecological or geological features, and

- incorporate general landscaping and planting of an appropriate quality to assimilate the development into its local landscape and ecological context.
- **Policy CE25** states that when assessing development proposals, consideration will be given to the principles of crime prevention. Planning permission will only be granted if any necessary design measures, aimed at reducing the potential for crime, have been incorporated into the layout.

The Local Plan (Core Strategy)

- **Policy CS1** sets out the spatial strategy for new development. Most new development will take place within and adjoining the Principal Urban Area (PUA) of Leicester, of which Kirby Muxloe is a part.
- **Policy CS2** sets out the design principles for new development. All new development should respect the distinctive local character and should contribute to creating places of a high architectural and urban design quality.
- **Policy CS5** sets out the strategy for housing distribution. In order to focus new development in the most appropriate locations, the Council will first seek to secure housing development in the PUA, which includes Kirby Muxloe.
- **Policy CS20** sets out the Council's positive approach to the conservation of heritage assets and the wider historic environment and new development proposals are expected amongst other things to:
 - ensure the protection and enhancement of heritage assets, avoiding harm to the significance of historic areas and their setting;
 - to make a positive contribution to the character and distinctiveness of the local area;
 - to be consistent with the identified special character of those areas.
- **Policy CS24** reflects the presumption in favour of sustainable development set out in national planning policy and confirms the provisions of paragraph 14 of the NPPF.

National Planning Policy Framework (the Framework)

- 4.6 The Framework is a material consideration in the determination of planning applications. It confirms that the presumption in favour of development lies at the heart of the Framework and this should be seen as a golden thread running through both plan-making and decision-taking. Indeed, for decision making **paragraph 14**

advises that development proposals that accord with the Development Plan should be approved without delay.

4.7 **Paragraph 17** of the Framework identifies twelve core land-use principles that should underpin the decision-taking process, including the need for planning to:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings,
- support the transition to a low carbon future in a changing climate and encourage the use of renewable resources;
- conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life for this and future generations.

4.8 In attaching great importance to the design of the built environment, **paragraph 56** of the Framework emphasises that good design is a key aspect of sustainable development.

4.9 **Paragraph 58** aims to ensure that developments:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, and support local facilities and transport networks;
- respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion; and
- is visually attractive as a result of good architecture and appropriate landscaping.

4.10 **Paragraph 60** states that while it is proper to seek to promote or reinforce local distinctiveness, planning decisions should not attempt to impose architectural styles or

particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

- 4.11 **Paragraph 63** states that when determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area.
- 4.12 **Paragraph 128** requires applicants to describe the significance of any local designated heritage assets that may be affected by the proposed development, including any contribution made by their setting, adopting an approach that is *'proportionate to the importance of the heritage asset...sufficient to understand the potential impact of the proposal on their significance'*.
- 4.13 **Paragraph 131** notes that when determining planning applications, local planning authorities should take account of, amongst others and relevant to this policy, the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.14 **Paragraph 132** advises that when considering the impact of a new development, great weight should be given to the asset's conservation, the more important the asset the greater the weight should be. It is also acknowledged that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or by development within its setting.
- 4.15 **Paragraph 138** acknowledges that not all elements of a conservation area necessarily contribute to its significance, and **Paragraph 137** encourages local planning authorities to look for opportunities for new development within conservation areas.
- 4.16 **Paragraph 138** also notes that the loss of a building or other element which makes a positive contribution to the significance of the conservation area should be treated either as 'substantial harm' or 'less than substantial harm' under **Paragraph 133** or **Paragraph 134**, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

- 4.17 **Paragraph 187** states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5.0 SUMMARY OF LOCAL HERITAGE ASSETS

Existing Designations

- 5.1 The site is located within the Kirby Fields Conservation Area, but the property is not a listed building.

Other Designated Heritage Assets

Listed Buildings

- 5.2 There are no listed buildings within the immediate vicinity of the application site that would be affected by the proposed development. The closest listed building is the Grade II listed The Spinnneys, at the junction of Stamford Road with Forest Drive. This listed property dates from 1898 and is clearly one of the original houses in the Kirby Fields area.

- 5.3 This listed property lies about 100m to the west of this application site, with a substantial detached property in landscaped grounds, The Barncroft, standing between it and the site. Given the relative distance between the application site and The Spinnneys and the intervening development it is considered that the proposed development will not harm the setting of this listed building.

Historic Parks and Gardens & Scheduled Monuments

- 5.4 There are no Registered Historic Parks and Gardens or Scheduled Monuments within the vicinity of the site.

Conservation Areas: Kirby Fields Conservation Area

- 5.5 This site is located within the designated Kirby Fields Conservation Area, but other than the original Conservation Area designation document the Council has not produced a formal appraisal of this Conservation Area, contrary to the advice in para. 129 of the NPPF that local planning authorities should identify and assess the particular significance of any heritage asset. This designation document gives a

general summary of the Kirby Fields Conservation Area, but overall it is a rather sparse document in terms of its description of the special architectural and historic interest of the conservation area and its significance, consequently, there is no detailed assessment of the key elements that contribute to the character and appearance of this Conservation Area and its significance.

Summary of the Historical Development of the Kirby Fields Area

- 5.6 The Kirby Fields area was first developed after 1877, following the purchase of the Kirby Fields Farm estate by John Brady, a boot & shoe mercer, who then sub-divided the estate into 41 building plots that were first developed during the late 19th and early 20th centuries. Given the proximity to the Kirby Muxloe station on the Midland Railway line to the Kirby Fields area, the area proved popular with Leicester businessmen and their families who were able to live in more rural surroundings while being able to commute by train into Leicester. As a result the area developed as a distinct wealthy residential suburb.
- 5.7 The existing property, the Old House, and its associated outbuildings was the original Kirby Fields Farm and as the early 1885 Ordnance Survey (OS) map illustrates the farmhouse (notated at that time as Lara House) was surrounded by farmland, but with a limited amount of development to the north of Station Road (see Map 1). This map also shows the position of the railway line and station to the south of Station Road.
- 5.8 The later 1901 OS map shows the changes brought about by the new residential development within the Kirby Fields area (see Map 2). By the turn of the 20th century the principal roads within the Kirby Fields area had been laid out and the new properties with this early phase of development had been established primarily on the land between Forest Drive and Stamford Road. Whilst the land to the north of the Old House to Forest Drive remained undeveloped at this time, the new properties at Sunnydene and Barncroft had been built on either side of the Old House.
- 5.9 By the 1914 OS map, a second phase of development had been completed with new properties appearing on the south side of Stamford Road and along the east side of the estate (see Map 3).
- 5.10 The character of this early estate was very much defined by large detached properties

within relatively large landscaped grounds, typical of a wealthy suburb. However this overall character began to change either side of the First World War, as illustrated by the 1914 and 1928 OS maps (see Maps 3 & 4), as smaller housing plots were developed such as long Forest Drive, and by 1928 two houses had been built on the land to the north of the Old House fronting Forest Drive.

- 5.11 There was little further change to the area until at least the late-1950s/early-1960's as illustrated by the 1965 OS map (see Map 5). After this period of relative inactivity, the 1973 OS map (see Map 6) illustrates a number of new housing developments, typically on smaller plots and at a higher density compared to the early 20th century developments, such as along the south side of Forest Drive to the north-east of the Old House, and on the southern and eastern margins of the area, that in some cases included the sub-division and redevelopment of some of the original plots.
- 5.12 These historical mapping records clearly show the sequence and extent of the development within the Kirby Fields area over the 20th century and whilst the early phases of development are still evident within pattern of development within the area, more recent development over the second half of the 20th century has very much influenced the overall character and appearance of the area and which also contributes to its significance.
- 5.13 In particular this Area illustrates the changes in settlement patterns brought about by the expanding railway network, allowing businessmen to live away from their place of work and commute into the city, and the wealth and status of the first occupants of the Area is reflected in its original properties. The Area is also very much defined by its mixed urban grain that is a product of the overall sequence of development, the low density development of the initial development of large houses in large plots provide a marked contrast to the higher density, more recent developments, of modest housing on small plots, and often sitting closer to the road frontage than the older houses in the Area.

6.0 THE PLANNING ASSESSMENT

- 6.1 As noted above, the Development Plan is the starting point for determination of this planning application. The site lies to the side of the Old House within Kirby Fields

Conservation Area, and these proposals must therefore be assessed in relation to the relevant saved Local Plan Policies and the adopted Core Strategy policies.

- 6.2 The site is not specifically allocated for residential development however it is located within the village of Kirby Muxloe, within easy walking distance of the local facilities, which include a range of shops, the village primary school and other local services, along with good public transport links. The site is therefore a potential windfall plot within an already established built up, residential area that clearly accords with the objectives of the NPPF to promote new sustainable residential development and the requirements of **Core Strategy Policies CS1 & CS5** that seek to secure new housing in the PUA that includes Kirby Muxloe.
- 6.3 ***As such the proposed development accords with the requirements of Policies CS1 & CS5.***
- 6.4 Therefore there should be no objections in principle to new housing development in this location, but consideration needs to be given to saved **Local Plan Policy R1** that states that within the primarily residential areas, identified on the Proposals Map, planning permission will be granted for residential development except where the proposed development would cause detrimental impacts regarding amenity, over-development, the character and appearance of the area, layout, design and form.

Comments

- (i) *The site is within a primarily residential area where the principle of planning permission for residential development is supported.*
- (ii) *The proposed development has been designed to ensure that the relative orientation of the proposed dwelling and its distance from the neighbouring properties would not be detrimental to the residential amenities currently enjoyed by the occupiers of neighbouring dwellings.*
- (iii) *The proposed development for one dwelling would not represent an over-development of the site and would not be out of keeping with the overall character and appearance of this area.*
- (iv) *The quality of the layout and design of the proposed dwelling would ensure that the proposed development is not out of character with the area.*

6.5 ***As such the proposed development accords with the requirements of Policy R1.***

6.6 **Core Strategy Policy CS2** relates to the design of new development and seeks to improve the design quality of all new developments in the District. It also, through the quality of design, seeks to preserve and enhance the cultural heritage of the District, recognising its contribution to local distinctiveness and to seek design solutions which preserve and enhance heritage assets where they are impacted by development.

Comments

Section 3 of the DAS looks at the “Design Concept” and it explains how the development has been designed in order to deliver a high quality scheme that positively enhances the Conservation Area with the key design drivers summarised as follows:

- a) The proposed development of the site for the erection of one dwelling provides for a quality house on a large plot in a mature landscape setting. In doing so it allows for the retention of a significant amount of the existing garden for the Old House that reflects the general low-density of development that largely defines the character of the area.*
- b) The proposed dwelling is located to have minimum impact on the public realm, and given its location it will be largely screened by the existing frontage development to Stamford Road and Forest Drive.*
- c) The proposed house has elements of both single storey and two storey to reflect local roof forms and to ensure that the Old House retains its status as the principal building.*
- d) The use of traditional materials with steeply pitched roofs empathise with the surroundings. This is combined with local architectural details in terms of well detailed chimneys, eaves and verges as well as the use of traditional dormers being utilised in the new design.*
- e) The form of the dwelling reflects the agricultural nature of the outbuildings to the Old House thus creating a strong sense of place, linking the design to its historical setting.*
- f) The plot makes use of the mature landscape setting and will be provided with additional landscaping to reflect a key characteristic of this Conservation Area.*
- g) Whilst the new house is a bespoke design it has a traditional architectural approach that is conducive to the character and appearance of the area.*

In conclusion the proposed scheme offers an opportunity of delivering a high quality development within the Conservation Area that can only have a positive impact on its overall character and appearance.

- 6.7 ***As such the proposed development accords with the requirements of Policy CS2 and the strong focus on the quality of the design that is drawn out in the Framework.***
- 6.8 Furthermore **Local Plan Policies CE21 & CE22** seek to protect existing landscaping and trees. The development proposal is supported by an arboricultural survey and the siting of the proposed dwelling has regard to the root protection zones in order to protect the existing trees that add to the character and appearance of the Conservation Area. The proposed development only involves the removal of two insignificant trees of no amenity value. The loss of these trees will be more than adequately compensated by the proposed landscaping scheme that will retain and supplement the existing boundary hedges.
- 6.9 ***As such the proposed development accords with the requirements of Policies CE21 & CE22.***
- 6.10 The highway implications of the proposed development need to be assessed against **Local Plan Policies T6 and CE12.**
- 6.11 **Policy T6** relates to the provision of off-street car parking and this scheme provides more than the 3 spaces required for this dwelling so more than meets the adopted standards.
- 6.12 **As such the proposed development accords with Policy T6.**
- 6.13 **Policy CE12** states that planning permission will not be granted for development which, having regard to the general function of the area, would generate traffic levels, parking, noise or environmental problems which would be detrimental to the character or appearance of a conservation area. The proposed development is only for one dwelling and the proposed traffic levels associated with the proposed development are likely to be relatively modest and unlikely to result in any adverse

impact in terms of noise or other environmental issues that would be sufficient to result in any detriment to the character or appearance of the conservation area.

6.14 **In this regard therefore the proposed development meets the requirements of Policy CE12.**

7.0 THE HERITAGE ASSESSMENT

7.1 The purpose of this section of the statement is to assess the impact of the proposed development on the Kirby Fields Conservation area, adopting an approach that is *'proportionate to the importance of the heritage asset...sufficient to understand the potential impact of the proposal on their significance'*, as indicated by the policy advice set out in paragraph 128 of the National Planning Policy Framework (NPPF).

7.2 The NPPF accepts that not all elements of a conservation area will necessarily contribute to its significance and in this case the present application site, which forms an undeveloped parcel of land between the frontage development on Stamford Road and Forest Drive, makes little contribution to the significance of the Kirby Fields Conservation Area, however the principal planning policies relating to development in Conservation Areas include saved **Local Plan Policy CE15** and **Core Strategy Policy CS20**.

7.3 **Policy CE15** states that within the Kirby Fields Conservation Area, planning permission will only be granted for development involving the redevelopment of sites or buildings where it meets a number of requirements including:

- (i) *new development should not adversely affect the setting of the existing property.* The setting of the Old House is primarily defined by its spacious and mature landscaped gardens that lie to the front and side of the house, and by the enclosed courtyard at the rear which is a legacy of its agricultural history.

The application site however forms part of the existing garden that is both visually and physically detached from the Old House and it lies outside of its immediate curtilage, being cut off by the range of outbuildings that run parallel to the rear of the house and hidden from public views by the existing tree screen.

The development that is now proposed does not affect, or intrude into, the substantial garden areas to the front of the house, that together with the enclosed rear courtyard and outbuildings, contribute to the setting of the existing house and its spacious surroundings when viewed from Stamford Road.

Consequently the proposed development will not adversely affect the setting of the existing property.

- (ii) *the density of new development should be in keeping with the general character of the Kirby Fields area as a whole.*

The application site is located with a section of the Conservation Area that is characterised by a low density of development, of detached houses standing within distinct, and often substantial, plots.

The application site is located to the side and rear of the existing dwelling and its outbuildings and is screened from Stamford Road by existing mature vegetation where the erection of a detached dwelling can be located without any adverse visual impact. The provision of such a low-density scheme clearly reflects the character of the surrounding area, that is an integral part of the area's character, and the house will sit comfortably within this proposed plot whilst retaining the spaciousness of the surroundings.

Consequently density of the proposed development will be in keeping with the general character of the Kirby Fields area as a whole.

- (iii) *the development would not form a cul-de-sac involving significant work of highway and/or footway construction as it is utilising an existing access drive.*

The proposed development site would be served by a recently constructed new access drive to Stamford Road.

Consequently the proposed development does not require significant highway works that would materially affect the character and appearance of the Conservation Area.

7.4 ***As such the proposed development accords with the requirements of Policy CE15.***

7.5 **Policy CS20** sets out the Council's positive approach to the conservation of heritage assets and it establishes a number of criteria in respect of new development in the historic environment, principally by:

- a) *development proposals should avoid harm to the significance of historic areas, including their setting.*

The particular significance of this Conservation Area relates to the nature of its first development, as a wealthy suburban estate, which is reflected in the high quality, low density housing of its original properties and which is still evident in the properties off Stamford Road in the vicinity of the application site that define its overall character and appearance.

As a result of its position within the Conservation Area, situated to the side of the existing dwelling and behind an existing tree screen is largely hidden from view and consequently the erection of a dwelling as proposed will have little impact on the character or appearance of the Kirby Fields Conservation Area, and will not affect the quality of the houses along Stamford Road or their spacious surroundings that contribute to its significance.

These development proposals will not harm the significance of this historic area or its setting.

- b) *new development is expected to make a positive contribution to the character and distinctiveness of the local area.*

As the DAS demonstrates, the proposed development is of a high quality, both in terms of its design, layout and appearance that reflects a more traditional architectural style.

These proposals will therefore make a positive contribution to the character and distinctiveness of the Conservation Area.

- c) *new development is expected to be consistent with the identified special character of the conservation areas*

The Kirby Fields Conservation area is a long established conservation area, but as yet the Council has not produced a formal appraisal of this Conservation Area, contrary to the advice in NPPF para. 129. An assessment of the

Conservation Area has been set out in paras. 5.5 – 5.13 above, and this has identified the historical and sequential development of the Conservation Area and the place of the application site in that development. The application site appears to have no particular historic importance and given its rather enclosed situation it makes little contribution to its character and appearance. The siting of the proposed development has had regard to the layout of the present site and its relationship with the Old House and as noted above the density of development is consistent with the surrounding area.

Consequently the proposed development is consistent with the special character of this Conservation Area.

7.6 ***As such the proposed development accords with the requirements of Policy CS20.***

8.0 CONCLUSION

8.1 This statement has been prepared in connection with the erection of a detached dwelling on an enclosed parcel of land to the side of the Old House.

8.2 The site is located within established built up, residential area and within the designated Kirby Fields Conservation Area. As this report has shown this proposal is a sustainable form of development that is located within the PUA, and the development of this site for the erection of one detached houses will preserve the character and appearance of the Conservation Area and its overall significance.

8.3 This report has also shown that the proposed development also accords with objectives of the relevant local and national planning policies, and as Policy CS24 of the Core Strategy notes, the Council, when considering development proposals, will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework, and that planning applications that accord with the policies in the Core Strategy will be approved without delay.

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