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Outline Planning Application (with some matters reserved) for the demolition of the extnt dwelling and the erection of up to 3 detached dwellings at 77 Station Road Countesthorpe. LE8 5TB

DESIGN AND ACCESS STATEMENT

March 2024

This Design and Access Statement is submitted in support of an Outline Planning Application (With Some Matters Reserved) for the demolition of the extant dwelling and the erection of up to 3 (2 new) dwellings at 77 Station Road Countesthorpe.

1.0 Context Appraisal

1.1 Assessment:- The site is located in the settlement of Countesthorpe on the northern side of Station Road.

The area is almost exclusively residential with a mixture of detached 2 storey dwellings and a variety of styles of bungalow. To the east of the site is a local convenience store.

The host dwelling is a large detached bungalow which appears to date from the early 20th century. This sits centrally within the site and affords a large rear and front garden. There are many well established trees on the site. The site has a single access from Station Road which is located in the middle of the site frontage. There is a well established hedge along the back of pavement line which affords considerable privacy to the site.

1.2 Current Use:- The site is currently a single dwelling and associated garden.

1.3 Relevant Planning Policies- The majority of the policies used as guidance for this application are contained within the Blaby District Local Plan -Adopted 2nd September 1999.

It is considered that the proposed dwelling is in accordance with Policy CS1 – Strategy for locating new development as it is located within Countesthorpe.

The proposed property is considered to be in accordance with Policy CS2 - Design of New Development as it does respect the urban narrative of the immediate surrounding area.

The choice of a bungalow is considered to be in accordance with Policy CS3 – Sustainable Urban Extension in so much as it adds to the diversity of housing type in the area. This is also considered to be considered to be with Policy CS7 - Affordable housing and Policy CS8 - Mix of Housing.

1.4 Involvement:-This is a private development but we are willing to hold discussions with other interested parties such as the statutory authorities, highways etc on behalf of the applicant. The site has previously benefited from Outline Planning Permission for the demolition of the extant dwelling and the erection of up to 3 new dwellings but these have long elapsed.

1.5 Design – This application is outline in nature and as such, the design of the proposed dwelling is not formally put forward for consideration. However, it is anticipated that the properties will be 1 storey bungalows with pitched roofs to resemble the infill development immediately to the east of the site to the rear of number 75.

2.0 Design Component

2.1 Amount and Use:- This application is outline but it is suggested that the development shall comprise 1 replacement dwelling for the extant property and 2 new detached properties at the rear of the site.

2.2 Layout and Scale – At this stage, only access has been formally put forward for consideration. The proposed replacement dwelling occupies much of the footprint of the extant property and the 2 new dwellings to the rear are as positioned on historically approved applications for the site

2.3 Landscaping – This application is outline in nature and no landscaping is put forward for consideration at this time. However, it is anticipated that some of the overgrown trees located on the site will be removed to allow the dwellings to be positioned to the rear but the majority of the trees will be retained.

2.4 Appearance – This application is outline in nature therefore no details of the appearance are formally submitted for consideration.

3.0 Access Considerations

3.1 Physical links – This site is reasonably close to the shopping areas of Countesthorpe It is well served by local bus routes giving access to other areas of the Borough and Leicester city centre.

3.2 Inclusion – There are no inclusion issues relating to this application.

4.0 Others

4.1 Energy efficiency – The properties will conform to the requirements of the Building Regulations.

4.2 Pollution and ecology – This properties will be environmentally friendly.

5.0 Listed Buildings

5.1 The property is not listed and does not lie within a Conservation Area.

Flood Risk Assessment

The site is located in Zone 1 Flood Risk area and therefore no FRA is required.