

Mrs. D. Liggins  
Senior Planner Development Management  
Charnwood Borough Council  
Council Offices  
Southfields Road  
Loughborough  
Leicestershire  
LE11 2TN

26 July 2021

Dear Debbie,

**Application 21/1125/2 - Erection of Two Detached Houses and One Detached Bungalow following the Demolition of the Existing Dwelling at 196 Seagrave Road Sileby LE12 7TS**

I refer to the above application and our recent telephone conversation when you raised concerns about the proposed bungalow at the rear of the site and whether it was in keeping with the character of the area.

You also forwarded to me the comments of the Highway Authority that required certain amendments to the plans and I enclose an amended plan that hopefully now satisfies the requirements of the Highway Authority.

In terms of your concerns about the siting of the proposed bungalow at the rear of the site, I have undertaken some research in respect of other backland developments off Seagrave Road and this letter provides further information and 'Planning Justification' as to why I think the application, as submitted, is not out of character with the area and should therefore be considered more favourably.

**Background Information**

Planning permission has been granted for a number of 'backland' developments off Seagrave Road and I attach a plan showing the locations of such developments that are all in close proximity to the site.

The one that I would like to draw your particular attention to is the erection of three houses to the rear of 137 Seagrave Road that has recently been granted planning permission in 2019 under reference number P/19/0314/2. That planning permission would have been subject to the same planning policies and national planning advice as my client's application that is currently under consideration.

**Planning Justification**

Impact on the Character and Appearance of the Area

In our recent telephone conversation you were of the opinion that the proposed bungalow sited at the rear of the site was not in keeping with the character of the

area as you felt the character along this part of Seagrave Road was in fact large dwellings on large plots.

The application site on the opposite side of the road at 137 Seagrave Road originally consisted of a large dwelling on a large plot but was granted planning permission for three detached house to be erected at the rear of the site thus significantly reducing the amount of residential curtilage that now remains with this very substantial house.

In the Officer Delegated report that granted the initial outline planning permission in 2019 there is no reference in the report as to whether that proposed backland development, within the garden of a large house, was either in keeping with the character of the area or indeed detrimental to the character of the area. On the basis that no assessment was made or referred to in the report I would have to conclude that the Case Officer was entirely comfortable with the nature of the development and that it was in keeping with the character of the area.

Indeed, the Officer Delegated report, in the section labeled 'Principle of Development' concludes "the principle of residential development on the application site is considered to be acceptable in line with Policy CS2 of the Charnwood Local Plan (Core Strategy) and saved policy ST/2 of the Charnwood Local Plan 2004". A consideration of the requirements of Policy CS2 is context and character of the area and therefore the development of the garden of 137 Seagrave Road, in a backland form, resulting in a significant reduction of the residential curtilage associated with a substantial dwelling, was considered to be in keeping with the character of the area.

The application site that is currently under consideration is directly opposite number 137 Seagrave Road so is clearly part of the character of the area. In these circumstances therefore, I fail to see how the development of the garden of 137 was considered to be in keeping with the character of the area but that you consider that our scheme would not be in keeping with the character of the area.

The replacement dwellings at the front of the site are two well designed large detached houses with good garden spaces with a well designed bungalow located to the rear of the site on a good sized plot that would result in a type of development very similar in character with that approved at 137 and therefore is in accordance with the requirements of the Development Plan.

## **Conclusion**

The Council cannot demonstrate a five-year supply in accordance with the NPPF. As a result, the 'tilted balance' as set out in paragraph 11 of the NPPF applies and permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of granting planning permission.

This site is a 'windfall' site within the limits to development for Sileby that is

recognized as a Service Centre where new residential development on windfall sites within the limits to development should be located. In your opinion you feel that the proposed development is not in keeping with the character of the area and I have identified another site locally, that is very similar to the proposed development, that has very recently been granted planning permission on the basis that it was in keeping with the character of the area and thus in accordance with the Development Plan.

This application is providing three dwellings in a very sustainable location and has to be determined on the basis of paragraph 11 of the NPPF. This means that there must be adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission. I have demonstrated that in my opinion the proposed development is in keeping with the character of the area and even if you disagree with my assessment you have to be able to demonstrate that the granting of planning permission for this proposed development would significantly and demonstrably outweigh the benefits of granting planning permission on a site where the principle of residential development is acceptable.

In the light of the Council's current position on housing land supply, I do not consider that the granting of planning permission for this proposed development would cause significant and demonstrable harm to the character of the area to justify a refusal of planning permission.

In these circumstances I urge you to reconsider your initial assessment of the application and to look more favourably at the proposed scheme. Should you require any further information or wish to discuss the matter further do not hesitate to contact me on 07791 609845 or by email on [philip.rowland1956@virginmedia.com](mailto:philip.rowland1956@virginmedia.com)

**Yours sincerely**

A handwritten signature in black ink, appearing to read 'Phil Rowland', written in a cursive style.

**Phil Rowland**  
**P&S Planning and Development Ltd**