

**Planning Committee 4th June 2024
Report of the Head of Planning**

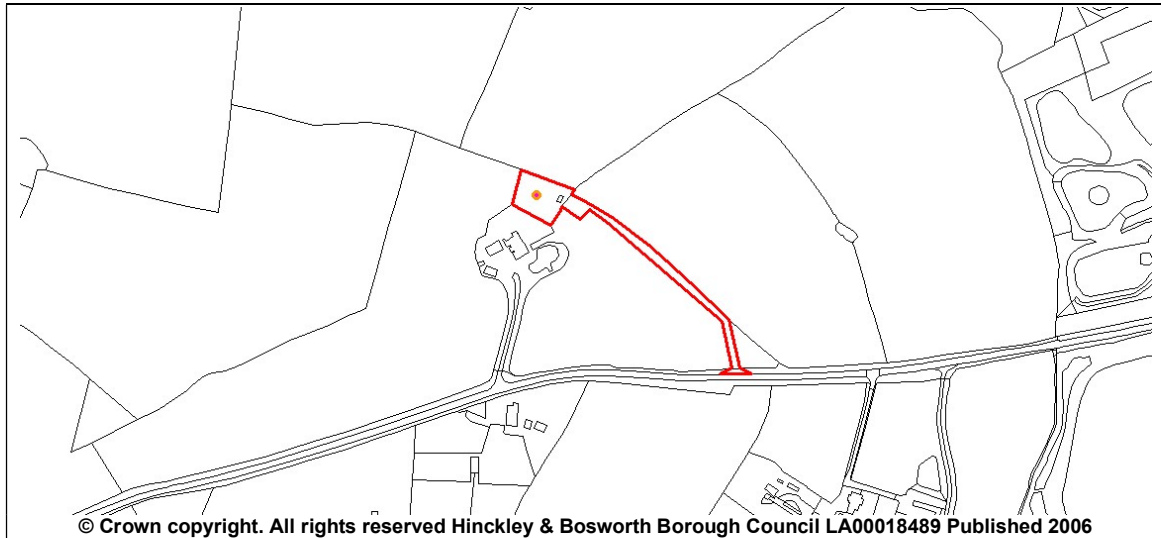
**Planning Ref: 24/00322/FUL
Applicant: Mr & Mrs Warner
Ward: Ambien**



**Hinckley & Bosworth
Borough Council**

Site: The White House Bosworth Road Wellsborough

Proposal: Erection of single storey self-build/custom-build dwelling (Resubmission of 23/00923/FUL).



1. Recommendations

- 1.1. **Refuse planning permission** subject to:
- Planning reasons outlined at the end of this report.

2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the provision of a single-storey, three-bedroom, self-build dwelling on land to the northeast of The White House, Bosworth Road, Wellsborough. The exact use of materials has not been confirmed, but the scheme utilises facing brickwork and a metal profiled roof covering system.
- 2.2. The dwelling itself is rectangular in form and externally measures 19.6m in width by 20m in depth, with a total footprint of 389.7sqm. The development is set below ground level by 0.4m and has a variety of pitched roofs that have a ridge height of 4m from ground floor level.
- 2.3. The single-storey property is bounded by a proposed brick wall on its northern, eastern, and southern elevations. The brick wall extends 7.7m on the north-eastern elevation at a height of 4.2m and 13.5m at 3.4m in height on the south-western elevation. The brick wall encompasses the principle eastern elevation of the scheme but extends to a width of 28.1m. 8.5m of the most eastern elements of the brick wall on the principal elevation of the development are 4.1m height, which then reduces to 3.4m as it continues west.

- 2.4. The site is accessed via a new 241m private gravel track, which utilises a new replacement access that was approved as an agricultural vehicular access via 20/01095/FUL, and which is accessed from Bosworth Road, but has not been implemented. The existing field access on to Bosworth Road, which lies to the east, is subsequently closed.
- 2.5. This is a resubmission of the proposal refused via full planning application 23/00923/FUL. It is noted that no alterations have been made to the scheme itself.

3. Description of the Site and the Surrounding Area

- 3.1. The 0.25ha application site is located to the north of Bosworth Road outside of any identified settlement boundary in the designated countryside. The application site is within the identified boundaries of the Sheepy Parish Neighbourhood Plan (SPNP) (2022).
- 3.2. The application site is approximately 1.5km (0.93 miles) west of the identified settlement boundary of Market Bosworth, which is classified as a Key Rural Centre Stand Alone within the adopted Core Strategy (2009). The application site is also 1.7km (1.05 miles) east of Wellsborough, which is not recognised as a settlement within the adopted Core Strategy and does not feature an identifiable settlement boundary. It is considered therefore that the application site lies in an isolated location.
- 3.3. The application site comprises land that is outside of the residential curtilage of, but within the residential garden area associated with the existing dwelling, The White House. Currently in this location is one small timber shed, and an additional smaller corrugated steel outbuilding.
- 3.4. An outbuilding that is ancillary to the existing dwelling was also approved in a similar location to the proposed development via planning permission 21/01121/FUL for garden storage, a workshop, and a studio. The scheme has not been implemented. The structure was proposed to be constructed with vertical timber cladding and would have externally measured 17.5m in width x 8.4m in depth, with a total footprint of 97.7sqm. The scheme utilised a variety of flat roofs that had a maximum height of 4.2m to the south-east of the development and 3.5m to the north-west.
- 3.5. The White House itself is located 44.5m to the south-west of the application site and is accessed via a separate private drive from Bosworth Road. Bosworth Road is an adopted and classified 'C' road that is subject to the National Speed Limit.
- 3.6. With the exception of The White House, the application site is verdant in nature and is wholly surrounded by open agricultural fields. The application site is located within the Sence Lowlands Character Area within the Council's Landscape Sensitivity Assessment (2017) which comprises flat to gently rolling lowland vale landscape that gives rise to extensive and open views. The key sensitivity and value of this landscape area is the rural character and a lack of significant intrusions or light pollution, which result in a sense of 'remoteness' and tranquillity.
- 3.7. Public Right of Way (PRoW), Footpath T10, runs immediately to the north and southeast, and east of the application site, and is separated from the proposed development by an existing mature hedgerow along the perimeter of the eastern boundary of the site. This mature hedgerow leads down to the existing field access on Bosworth Road. The hedgerows adjacent to the new proposed entrance to the

site features are identified as 'Bosworth Road' hedgerows, which are identified as a Local Wildlife Site (LWS).

- 3.8. A further PRoW, Footpath S78, runs in a northerly direction approximately 100m to the north-west of the application site. Hoo Hills Farm is over 500m to the west of the application site, and there is a dwelling, Byrons Court, 177m south of the site on the other side of Bosworth Road. Immediately to the east of this southerly dwelling is Botany Spinney.

4. Relevant Planning History

4.1 23/00923/FUL

- Construction of single storey self-build dwelling
- Withdrawn
- 05.01.2024

This application was withdrawn following the Local Planning Authority's intention to refuse the development due to: the scheme's unsustainable location and its subsequent environmental harm; its significant harm to the countryside; its detrimental effect to the residential amenity of the future occupiers of the scheme as a result of poor visual outlook; and a failure to demonstrate an appropriate level of information regarding the trees within the site and the resultant impact this was likely to have on the character of the area if the trees were lost.

4.2 21/01121/FUL

- Proposed outbuilding to provide garden storage, workshop and studio.
- Permitted
- 09.03.2022

4.3 21/00489/HOU

- Proposed outbuilding
- Withdrawn
- 17.04.2023

4.4 20/01095/FUL

- Replacement vehicular access
- Permitted
- 06.01.2021

4.5 15/00612/FUL

- Two storey extensions and alterations to the existing property including the creation of an ancillary building to create a swimming pool
- Permitted
- 28.07.2015

4.6 14/00255/FUL

- Extensions and alterations to dwelling and the formation of annex including the erection of a detached garage.
- Permitted
- 29.07.2014

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.

5.2 No responses have been received.

6. Consultation

6.1 The Ward Councillor has called in the planning application to Planning Committee for the following reasons:

- This is a self-build dwellinghouse that is designed to a high standard of design and sustainability.
- The proposal has a limited impact on the landscape character of the area.
- Whilst in a rural location, the application site is close to Market Bosworth, which has a wide range of amenities.

The Case Officer notes that no details have been provided regarding the sustainability of the development, nor any features of the scheme that ensure the property is sustainable above that of a typical dwelling.

6.2 Sheepy Parish Council have objected to the development on the following grounds:

- The development is not compliant with Policies S1 (Countryside), S8 (Design), and S10 (Housing Development) of the legally binding Sheepy Parish Neighbourhood Plan 'made' May 2022.
- Harm to views from the adjacent Public Right of Way.
- Planning decisions should avoid the development of isolated homes in the countryside.
- The development is not genuinely outstanding, nor does it reflect the highest standards in architecture. The immediate surroundings would not be significantly enhanced.
- The proposal fails to respond to its surroundings, providing an unsuitable design that is insensitive to its local setting.

In addition, Sheepy Parish Council have noted that the Applicants' discussion of *Sinclair-Lockhart's Trustees v Central Land Board* (1950) is based on the Town and Country Planning (Scotland) Act 1947, which is not applicable to this development.

6.3 There have been no objections from the following consultants:

- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
- HBBC's Environmental Services' Pollution Officer
- HBBC's Waste Management Officer (subject to conditions)
- Leicestershire County Council (LCC)'s Archaeology Department
- LCC's Ecology Unit

Ecology

6.4 The County Council's Ecology Department confirmed that they had no holding objection to the development and referred to their previous response within the withdrawn planning application 23/00923/FUL.

6.5 These comments confirmed that the development site is of low ecological value due to it comprising entirely of maintained residential garden. However, the development should adhere to the best practice precautionary recommendations made within Section 4.3B of the Preliminary Ecological Appraisal in relation to breed birds, badgers, amphibians, and reptiles throughout the development and construction works on site.

- 6.6 The County Council have also confirmed that the biodiversity enhancement recommendations within Appendix 5 of the PEA, including the provision of native species-rich hedgerow planting, bird boxes, and bat boxes, should be secured via planning condition.
- 6.7 Furthermore, the Ecology Department also highlighted that a planning condition should be secured to ensure the provision of a 'like-for-like' provision of additional native hedgerow for the closure of the existing field gate and the creation of the new access.

Waste

- 6.8 The Council's Waste Management Officer requested a planning condition that secures the adequate provision of storage and collection of refuse and recycling containers. The Council's Waste Management Officer has also stated that the scheme should include an area near to the roadside for the safe placement of the various containers on collection day.
- 6.9 The Local Highway Authority and Severn Trent Water did not respond to this planning application.
- 6.10 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 14: Rural Areas: Transport
- 7.2 Site Allocations and Development Management Policies Development Plan Document (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 DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3 Sheepy Parish Neighbourhood Plan 2018 – 2035 (SPNP) (2022):
- Policy S1: Countryside
 - Policy S2: Public Rights of Way Network
 - Policy S8: Design
 - Policy S10: Housing Development
 - Policy S15: Car Parking and New Housing Development
- 7.4 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (December 2023)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)
 - Technical Housing Standards – Nationally Described Space Standards (2015)
- 7.5 Other Relevant Guidance:
- Good Design Guide (2020)
 - Leicestershire Highway Design Guide (LHDG) (2022)
 - Landscape Sensitivity Assessment (2017)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Principle of development
- Housing land supply
- Self-build and custom housebuilding
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Planning balance

Principle of Development

8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

8.3 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

8.4 However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.

8.5 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

8.6 Both the Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF. Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.

8.7 Nevertheless, in accordance with Paragraph 225 of the NPPF, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to existing policies according to their degree of consistency with the NPPF.

8.8 Ultimately, the closer the policies in the plan are to the policies in the NPPF, the greater weight they may be given. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

8.9 Section 9 of the NPPF promotes sustainable transport. Paragraph 114 of the NPPF states that planning decisions should ensure that developments provide appropriate

opportunities to promote sustainable transport modes, given the type of development and its location and a safe and suitable access to the site for all users.

- 8.10 Policy DM17(d) of the SADMP requires development proposals to be located where the need to travel will be minimised, and the use of sustainable transport modes can be maximised. Policy DM17 of the SADMP also states that development proposals should seek to ensure that there is convenient and safe access for walking and cycling to services and facilities; and that schemes should make the best use of existing public transport services.
- 8.11 As a result, outside defined settlement boundaries, the countryside is not regarded as a sustainable location for new development. In addition, Section 15 of the NPPF requires planning policies and decisions to conserve and enhance the natural and local environment. Paragraph 180(b) specifically highlights that this should be achieved by, *“Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.”*
- 8.12 Paragraph 84 of the NPPF and the Local Plan set a general presumption against new isolated dwellings in the countryside to protect its intrinsic value, beauty, open character, and landscape character. The exception to this stance is where:
- (a) There is an essential need for housing a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
 - (b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
 - (c) The development would re-use a redundant or disused building and enhance its immediate setting.
 - (d) The development would involve the subdivision of an existing residential building.
 - (e) The design is of exceptional quality in that it is truly outstanding and reflects the highest standards in architecture and would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 8.13 The site lies within the wider garden of the White House, which is approximately 1.5km from the edge of Market Bosworth via a classified C road that, for the majority of that distance, has no footway, no street lighting, nor any public transport services. The application site is also not in close proximity to any other dwellings and there are no key amenities within an 800m walking distance of the site. Taking all these factors into account, the development is considered to be in an isolated position in the countryside. The development is not considered to comply with any of the exceptional circumstances of Paragraph 84 of the NPPF.
- 8.14 Paragraph 84 and Section 15 of the NPPF are supported by Policy DM4 of the SADMP, which states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development. Policy DM4 of the SADMP only considers residential development in the countryside sustainable where:
- (a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - (b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or

- (c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - (d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - (e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation”.
- 8.15 These requirements are also echoed within Policy S10 of the SPNP, which states that, outside the Sheepy Magna and Sibson settlement boundaries, permission for housing development will be limited to:
- (a) Land allocated for residential development at Hornsey Rise Memorial Home in accordance with Policy S13 of the SPNP.
 - (b) Rural worker accommodation in accordance with Policy DM5 of the SADMP.
 - (c) Replacement dwellings in accordance with Policy DM14 of the SADMP.
 - (d) The re-use and/or adaptation of redundant rural buildings in accordance with Policy DM15 of the SADMP.
 - (e) Other circumstances as set out in Paragraph 80 of the NPPF.
 - (f) Exception sites for affordable housing in accordance with Policy S12 of the SPNP.
- 8.16 In light of the above, the proposed development does not relate to, or comply with, any of the criteria above in either Policy S10 of the SPNP, Policy DM4 of the SADMP, nor Paragraph 84 of the NPPF.
- 8.17 Nevertheless, Policy DM4 of the SADMP also requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.
- 8.18 Notwithstanding this, the development is 241m from the site’s access down a single access track, and there are no pavements or opportunities for safe pedestrian movement along the unlit, classified ‘C’ road, that is subject to the National Speed Limit in either direction. Given the fact that Market Bosworth’s settlement edge is 1.5km away from the application site, which increases to 3km from Market Place in Market Bosworth, it is considered that the application site has poor transport sustainability, which is contrary to, and in conflict with, Policy DM17 of the SADMP. As a consequence of this, the development is likely to cause significant adverse harm to the character and appearance of the area due to the environmental harm that arises from the future occupants of the proposal’s dependence on private motorised transport.
- 8.19 Given the above, the Council considers that the proposal is contrary to and in conflict with Paragraph 84 of the NPPF, Policies DM4 and DM17 of the SADMP, and Policy S10 of the SPNP. As such, the application does not accord with Development Plan Policy and is unacceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

Housing Land Supply

- 8.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.21 Paragraph 11(d) of the NPPF states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.
- 8.22 Using the standard method as outlined by the Ministry of Housing, Communities & Local Government (MHCLG), Hinckley and Bosworth Borough Council are able to demonstrate 4.89 years of deliverable housing on 01 April 2022. The latest figures up to 01 April 2023 are currently being worked on and will be available in due course.
- 8.23 Given the above and the change in the housing figures required for the Borough, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered.
- 8.24 Paragraph 11 (d) of the NPPF requires planning permission to be granted unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.25 Section 5 of the NPPF requires planning policies and decisions to deliver a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes without unnecessary delay. The overall aim is to meet as much of the area's identified housing need as possible with an appropriate mix of housing types for the local community.
- 8.26 Paragraph 70 of the NPPF states that small and medium sized sites, such as windfall sites, can make an important contribution to meeting the housing requirements of an area. In order to promote sustainable development in rural areas, Paragraph 83 of the NPPF requires new housing to be located where it will enhance or maintain the vitality of rural communities.
- 8.27 The development is for one residential property within a rural area, and therefore Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design) of the adopted Core Strategy are not applicable for this scheme.
- 8.28 Whilst the Council is unable to deliver a five-year supply of land for housing, given the provision of one dwelling within this application site is unlikely to be a significant benefit to the housing land supply within the Borough, it is considered that limited weight should be given to the provision of the proposed dwelling.

Custom and Self-Build Housing (CSB)

- 8.29 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 should include (but are not limited to) those who required affordable housing; families with children; older people (including those who require retirement housing, housing-with-care, and care homes); students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.

- 8.30 As of 31 January 2024, Section 123 of the Levelling Up and Regeneration Act 2023 (LURA) came into force regarding amendments to the duty in relation to self-build and custom housebuilding within Section 2A of the Self-Build and Custom Housebuilding Act 2015.
- 8.31 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.
- 8.32 Section 6 of Section 2A of the Self-Build and Custom Housebuilding Act confirms that the demand for self-build and custom housebuilding in an authority's area in respect of a base period is an aggregate of:
- (i) The demand for self-build and custom housebuilding arising in the authority's area in the base period; and
 - (ii) Any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which:
 - (a) The time allowed for complying with the duty in Subsection (2) expired during the base period in question, and
 - (b) The duty in Subsection (2) has not been met.
- 8.33 The demand for self-building and custom housebuilding arising in an authority's area in a base period is evidence by the number of entries added during that period to the authority's Self-Build and Custom Housebuilding Register. At the end of each base period, the Local Planning Authority have three years in which to approve an equivalent number of plots of land for self-build and custom housebuilding on serviced plots of land as there are entries for that base period. However, there is no duty for the Local Planning Authority to grant permission for land that specifically meets the requirements expressed by those on the Register.
- 8.34 Section 5 of the Self-Build and Custom Housebuilding Act confirms that a, "*Serviced plot of land*," means a plot of land that has access to a public highway, and has connections for electricity, water, and waste water, or can be provided with those things in specified circumstances or within a specified period. For clarity, "*Specified*" in this instance means specified by regulations.
- 8.35 The Applicant states that the proposed development is classified as a 'self-build; within the definition provided within the Self-Build and Custom Housebuilding Act 2015. This is a material consideration within this planning application.
- 8.36 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.
- 8.37 The Applicant has stated that they intend to create the development to downsize from their existing dwelling, The Local Planning Authority notes that the Applicant has been on the Local Planning Authority's Custom and Self Build Register since 29 September 2023, and the Applicant has submitted a Self-and-Custom Build Evidence Form in support of this application.
- 8.38 Notwithstanding this, to date, and from evidence currently available, it is considered that Hinckley and Bosworth Borough Council does not have a shortfall of self-build and custom build houses.

- 8.39 The Applicant has suggested that the Council has counted market and speculative planning permissions that are not genuine self-build or custom build dwellings towards the Borough's supply of self-build and custom housebuilding. This is an allegation that the Local Planning Authority refutes.
- 8.40 Whilst the Council require 19 suitable cumulative permissions to be granted by 30 October 2024, it must be noted that, as of 01 May 2024, the Council has currently granted 12 permissions for custom and self-build housing in this period so only 7 further permissions need to be granted before 30 October 2024. In addition, the Council will only be considered to have a shortfall if a sufficient number of suitable permissions have not been achieved after this date.
- 8.41 As the Council have supplied more suitable permissions than demand required at the end of Base Period 7 (31 October 2021 to 30 October 2022), and more suitable permissions than the demand for the next base period, it is considered that no weight can be given to the benefits of contributing to the supply of self-build and custom build dwellings at this moment in time.
- 8.42 Even if the Council's position was such that there was a shortfall and there was a need, the weight afforded to the provision of one self-build dwelling in such circumstances would need to be considered against the potential harm of the scheme within a planning balance. In such circumstances considerable weight may be given to the provision of a self-build dwelling but it is not considered likely that this would be such as to outweigh the harm of the scheme in accordance with Paragraph 11(d) of the NPPF.

Design and Impact upon the Character of the Area

- 8.43 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.44 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.45 Paragraph 180(b) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 8.46 Policy DM4 of the SADMP states that development in the countryside will be considered sustainable where:
- i.) It does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside; and
 - ii.) It does not undermine the physical and perceived separation and open character between settlements; and
 - iii.) It does not create or exacerbate ribbon development.
 - iv.) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and

- v.) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.
- 8.47 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. Part d) of the policy requires that the use and application of building materials respects the materials of existing, adjoining and neighbouring buildings and the local area generally.
- 8.48 Policy S2 of the SPNP requires development to protect and enhance the existing Public Rights of Way within Sheepy Parish.
- 8.49 Policy S8 of the SPNP also sets out the requirements for the design of development within the Parish.
- 8.50 The detailed design of the proposed development is based on the concept of the creation of a new walled garden into which a single storey contemporary dwelling is inserted. As set out above at paragraph 8.12, paragraph 84 of the NPPF states that new isolated homes in the countryside should be avoided unless the design is of exceptional quality in that it is truly outstanding, reflecting the highest standards in architecture and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. Officers consider that the design is neither outstanding, nor does it enhance its immediate setting nor is it sensitive to the defining characteristics of the local area.
- 8.51 The Applicant has been encouraged though to seek the external expert advice of Design Midlands in order that compliance with part e) of paragraph 84 of the NPPF could be sought. The LPA has recently approved such a paragraph 84 dwelling on Sutton Lane in Market Bosworth (23/01102/FUL – approved 19 February 2024). The Applicant though has declined to seek the advice of Design Midlands.
- 8.52 While the detailed design has merits nothing has been submitted to demonstrate that the dwelling is of exceptional quality in any way. In particular the large thick canopy that oversails the external area on the north-west elevation appears incongruous and somewhat reminiscent of a garage forecourt and would be seen by those using the public rights of way that pass in close proximity to the site, particularly when there is less leaf cover.
- 8.53 The proposal therefore represents new and unjustified residential development within the countryside, which is protected from unsustainable and inappropriate development by both local and national planning policy. The proposed development causes environmental harm in principle and in practice and is therefore considered unacceptable.
- 8.54 With the exception of The White House, there are no other residential dwellings on the northern side of Bosworth Road within 700m of the application site. Whilst there is a further residential dwelling on the opposite side of Bosworth Road, the presence of one dwelling in the countryside does not support further domestication and development of the area. Ultimately, the development of further residential dwellings is not considered to preserve the rural character of the Sence Lowlands Character Area, nor the intrinsic value, beauty, open character, and landscape character of the countryside.

- 8.55 The Applicant has relied in large part on the acceptability of the existing outbuilding within the application site that was approved via 21/01121/FUL to justify their current development.
- 8.56 It is noted that 21/01121/FUL has not been implemented yet and would need to be implemented by 09 March 2025 in accordance with its planning conditions.
- 8.57 The Planning Officer at the time considered that this development was acceptable on balance given the fact that the development was an outbuilding that was ancillary to the existing dwelling and that the proposal was a similar height, design, and scale to the existing timber storage building on site.
- 8.58 However, it is noted that the 'existing storage building' was constructed without planning permission in 2018, and, based on historic satellite imagery, is approximately 7m in width by 4m in depth, which is significantly smaller than the approved development in 2021. It is also highlighted that the existing timber storage building was not included within the submitted plans of the 2021 planning application. In addition, an existing timber storage building is not considered to be comparative to a brick-built and timber clad outbuilding, albeit that both would clearly be perceived as being ancillary outbuildings.
- 8.59 In spite of this background, the now existing outbuilding benefits from mature vegetation to its southern site boundary, which reduces its visual impact on the surrounding area. However, this mature vegetation is removed within this current planning application, which increases its visibility from Bosworth Road and the Public Right of Way, Footpath T10.
- 8.60 Furthermore, it appears that the development requires the removal of several trees to the northwest of the site, which is considered to harm the character of the site and is likely to have a detrimental impact on the visual amenity of the views when passing the site along Footpath T10. Ultimately, the Applicant has failed to provide any information to demonstrate that the trees within the site are not harmed or removed within this application, and these impacts are likely to cause significant harm to the character of the surrounding area and the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.61 Although some of this vegetation is replaced with landscaping on the south-eastern boundary of the site, it is considered that this new landscaping overdevelops and domesticates the development, which is alien to the rural context of the surrounding area. This is considered to result in significant adverse harm to the character of the countryside and the surrounding area.
- 8.62 Fundamentally, the approved outbuilding within the site was clearly ancillary to the host dwelling whereas the currently proposed development is almost four times larger in footprint than this approved development. Therefore, it is not considered that the presence of this existing outbuilding justifies a development of this magnitude.
- 8.63 Moreover, based on the approved plans within planning permission 15/00612/FUL, the existing dwelling externally measures 23.4m in width x 33.8m, with a total footprint of 466.1sqm. However, the pool room alone is 17.8m in depth and has a footprint of 167.1sqm. Therefore, excluding the swimming pool, the dwelling externally measures 23.4m in width 15m in depth, with a total footprint of 297.8sqm, which is almost 100sqm smaller than the currently proposed development.

Therefore, the proposed scale of the development is considered to eradicate the visual subservience and ancillary nature of the existing outbuilding.

- 8.64 On top of this, the siting of the development appears to have an unusual relationship with the existing dwelling, and it does not reflect the character and structure of the buildings at The White House in any way. This is not considered to represent good design, and this is exacerbated by the significant scale of the scheme. Therefore, the siting and scale of the scheme is considered to result in harm to the character of the surrounding area.
- 8.65 Crucially, the provision of a new independent dwelling is considered to have a significant and materially different impact to the character of an area in comparison to an outbuilding associated with an existing dwelling. Given the context of the surrounding area, the domestication of the site, including the access, through the provision of a new residential property is considered to fundamentally, and adversely, alter the character of the site and the surrounding area.
- 8.66 This can also be seen through the provision of the new 241m hard surfaced driveway, which is considered to significantly, and detrimentally, alter the rural character of the site and the surrounding area.
- 8.67 Despite the Applicants' claims that careful consideration was given to the local context within the design of the scheme, a brick finish dwelling is not considered to assimilate with, or be demonstrative of, the rural character of the area. The principal elevation of the scheme is a 28m wide brick wall that is between 3.4 and 4.1m in height. In addition, the finish of the scheme doesn't assimilate with the character of the nearest two dwellings, The White House, or the dwelling to the south of Bosworth Road, which both utilise render finishes. Ultimately, the proposal is not considered to be sensitive to the defining characteristics of the local area.
- 8.68 Nevertheless, the development has a maximum height of 4.1m and is over 170m from the public highway. Due to this distance and the scheme's single storey massing, it is considered that there are limited views of the development from Bosworth Road from the west. However, it is considered that the scheme is likely to be visible from Bosworth Road and the Public Right of Way, Footpath T10. Therefore, the scheme is likely to represent the sporadic domestication of the countryside, which is visible from the public highway and the adjacent Public Right of Way, which is considered to result in significant adverse harm to the intrinsic value, beauty, open character, and landscape character of the countryside.
- 8.69 To summarise, the proposed development is not of outstanding design quality and so fails the requirements of paragraph 84 of the NPPF. It is unacceptable and causes environmental harm both in principle and in practice. The scheme is four times larger than the approved, but currently unbuilt, outbuilding on the site and intrudes into the verdant rural character of the area by virtue of its siting, size, scale, design, use of materials, and poor relationship to the existing residential structures near the site. Ultimately, the proposal represents new and unjustified residential development in the countryside, which is protected from unsustainable and inappropriate development by both local and national planning policy.
- 8.70 The development is therefore considered to cause significant detrimental harm to the intrinsic value, beauty, open character, and landscape character of the countryside and the Sense Lowlands Character Area. This harm is exacerbated by its visibility from Bosworth Road and Footpath T10 and the lack of submitted information to fully assess the scheme's impact on the trees within the site. Given

the above, the development is considered to be contrary to, and in conflict with, Policies S1, S2, S8, and S10 of the SPNP, Policies DM4 and DM10 of the SADMP, and Sections 12 and 15 of the NPPF, and the Good Design Guide.

Impact upon Residential Amenity

- 8.71 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.72 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.
- 8.73 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.74 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property.
- 8.75 In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. However, the Good Design Guide also states that, *“An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design.”*
- 8.76 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.77 The only property in close proximity to the development is The White House but given the development’s distance from this dwelling and the scheme’s size, scale, siting, and massing, the proposal is not considered to result in any detrimental impacts to the neighbouring residential amenity of The White House.
- 8.78 However, the principal habitable window for the bedroom in south-western corner of the development is only 5.4m from the new 3.4m high boundary brick wall. Furthermore, the bedroom on the south-eastern corner of the proposal is only 3m from the 4.1m high boundary brick wall. These distances are considerably less than the requirements of the Good Design Guide and are likely to result in poor visual outlook for principal habitable windows that causes significant harm to the residential amenity of the future occupiers of the dwelling.
- 8.79 To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within The Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Technical Housing Standards (THS) (2015) wherever possible.

- 8.80 To comply with the THS, proposals for three-bedroom, single storey dwellings should provide a minimum of 74sqm of floor space and 2.5sqm of built-in storage in accordance with the Technical Housing Standards (THS).
- 8.81 Furthermore, in accordance with Paragraph 10(c) of the THS, to provide one bed space, a single bedroom should have a floor area of at least 7.5sqm, and a width of at least 2.15m. In order to provide two bed spaces, a double or twin bedroom should have a floor area of at least 11.5m, and a width of 2.75m for the master bedroom, and a width of 2.55m for every other bedroom in accordance with Paragraphs 10(d) and (e) of the THS.
- 8.82 The proposal is considered to comply with all the minimum requirements of the THS.
- 8.83 To comply with the Good Design Guide, three-bedroom houses must also provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m.
- 8.84 The Proposed Site Plan suggests that the scheme features a private outdoor amenity space exceeds the requirements of the Good Design Guide, which is supported by the provision of green space to the front of the property.
- 8.85 In light of the unacceptable outlook from principal windows to habitable rooms, the scheme is considered to result in significant adverse harm to the future occupiers of the development, contrary to Policy DM10 of the SADMP, Paragraph 130 of the NPPF, and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.86 Paragraph 114(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In accordance with Paragraph 114(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 8.87 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, in accordance with Paragraph 115 of the NPPF.
- 8.88 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate there is not a significant adverse impact upon highway safety and that the residual cumulative impacts of development on the transport network are not severe. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.89 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.90 Paragraph 3.151 (Quantum) of Part 3 of the LHDG requires two off-street vehicle parking spaces for three-bedroom dwellings. Paragraph 3.165 (Dimensions) of Part 3 of the LHDG requires minimum parking sizes to be 2.4m x 5.5m, and an additional 0.5m in width is required the parking space is bounded by a wall, fence,

hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.

- 8.91 The Proposed Site Plan demonstrates that the site features four off-street vehicle parking spaces, which is in accordance with Paragraph 3.151 of Part 3 of the LHDG. Whilst the spaces are not demarcated within the plan, there appears to be 11.2m in width and 5.7m in depth to accommodate these four spaces, which is in accordance with Paragraph 3.165 of Part 3 of the LHDG.
- 8.92 The development utilises a new site access on to Bosworth Road, which was approved via planning permission 20/01095/FUL. Within this application, the Local Highway Authority (LHA) confirmed that they were satisfied that the new access accord with Figure DG20 of Part 3 of the LHDG in terms of an effective access width for a minimum distance of 11m behind the highway boundary and radii.
- 8.93 In addition, the LHA were satisfied that the site access' visibility splays of the new access accord with Table DG4 of Part 3 of the LHDG.
- 8.94 In light of the above, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe and in accordance with Policy DM17(c) and (e), and Policy DM18 of the SADMP, and the LHDG.

Planning Balance

- 8.95 The Council cannot demonstrate a 5-year housing land supply and the housing policies in the adopted Core Strategy and the housing policies of the adopted SADMP are considered to be out of date as they focused on delivery of a lower housing requirement than is now required. It is necessary therefore to consider that the 'tilted' balance in Paragraph 11(d) of the NPPF applies and planning permission should 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.
- 8.96 Policy DM4 of the SADMP and Policy S10 of the SPNP are considered to be broadly consistent with the overall aims of the NPPF, and therefore significant weight should be attached to the fact that the proposal is contrary to the Development Plan and undermines the plan led approach endorsed by the Framework.
- 8.97 Given the Council's current failure to deliver a five-year supply of land for housing, it is considered that weight should be given to the additional provision of housing within the Borough. In addition, Paragraph 69 of the NPPF also suggests that small and medium sized sites can make an important contribution to meeting the housing requirements of an area. However, Paragraph 69(c) of the NPPF only gives great weight to the benefits of using suitable sites within existing settlements for new homes. As the proposal is only for a single dwelling outside of any existing settlement, only limited weight can be provided to this benefit in the planning balance.
- 8.98 Moreover, as per the latest monitoring position of the self-build and custom housebuilding within the Borough, Hinckley and Bosworth Borough Council does not have a shortfall of self-build and custom housebuilding, and therefore it is considered that no weight can be given to the benefits of contributing to the supply of self-build and custom build dwellings at this moment in time.

- 8.99 Whilst the Applicant may disagree with the Council's position on the supply of self-build and custom housebuilding, ultimately, the reliance on the benefits of providing one single self-build dwelling within the Borough is not considered to have sufficient justification nor weight in the planning balance to outweigh the significant and demonstrable adverse impacts of the proposed development.
- 8.100 Furthermore, it is acknowledged that there are potential social benefits from the scheme such as providing housing for a range of occupants, and economic benefits associated with the construction of the dwelling and future occupants' opportunity to act as customers and employees for local businesses and services.
- 8.101 Nevertheless, these benefits when associated with one dwelling are modest and are not considered to maintain or enhance the local community. In addition, there are no planning benefits such as affordable housing or essential infrastructure provision as identified within Paragraph 12.13 of the SADMP. Therefore, these benefits are afforded limited weight in the planning balance.
- 8.102 In comparison to the previously withdrawn application, the Applicant has attempted to justify their development by referring to the Coalition Government's 2011 'Laying the Foundations' document, and the Prime Minister's 2021 Independent Review of self-commissioned new homes within their Design and Access Statement. However, no further information, justification, or assessment of the scheme has been provided in relation to either of these documents.
- 8.103 In addition, the Applicant has attempted to justify their development by referring to an outline planning application, 18/01252/OUT, which was for up to 80 dwellings in Desford.
- 8.104 That Desford scheme was allowed following a Public Inquiry appeal in 2019 on the grounds that the benefits of the development significantly and demonstrably outweighed the potential harm of the scheme. It is also noted that the appeal site abutted the settlement boundary of Desford and was adjacent to existing housing within the Key Rural Centre.
- 8.105 In contrast, the current application proposal is for one residential dwelling in an isolated position in the countryside over 1.5km from the nearest settlement boundary. It is therefore considered that this outline planning application has significantly materially different considerations and site-specific circumstances in comparison to this development.
- 8.106 A more relevant comparison would be with the application for a single dwelling in an isolated position in the countryside that is referred to above at paragraph 8.51.
- 8.107 It is evident that the application site suffers from poor transport sustainability, and it does not promote sustainable transport, the best of use of public transport, nor does it provide any safe walking and cycling access to facilities. Therefore, the future occupants of the scheme are highly likely to be dependent on private motorised transport to meet their day-to-day needs. Consequently, the development is contrary to, and in conflict with, Policy DM17 of the SADMP, and Section 9 of the NPPF. This dependence on private motorised transport is also likely to result in significant environmental harm, which is contrary to, and in conflict with, the environmental objective of sustainable development within Paragraph 8 of the NPPF. This harm is given significant weight in the planning balance.

- 8.108 Ultimately, the development represents unjustified and unrestricted development that is unacceptable and causes environmental harm in principle. By virtue of its siting, size, scale, design, use of materials, and poor relation to the existing residential structures near the site, the development also results in a detrimental and irreversible urbanising and domesticating effect on the intrinsic value, beauty, open character, and landscape character of the countryside and the Sense Lowlands Character Area. This harm is exacerbated by its visibility from Bosworth Road and Footpath T10 and the lack of submitted information to fully assess the scheme's impact on the trees within the site. This is given significant weight in the planning balance.
- 8.109 Moreover, in light of the unacceptable outlook from principal windows to habitable rooms, the scheme is considered to result in significant adverse harm to the future occupiers of the development, contrary to Policy DM10 of the SADMP, Paragraph 130 of the NPPF, and the Good Design Guide. This is also given significant weight in the planning balance.
- 8.110 The development does offer some limited social and economic benefits, but even if greater weight was given to the provision of a self-build dwelling the benefits of the development of one dwelling do not significantly and demonstrably outweigh the significant harm that would be caused.
- 8.111 In conclusion, the development results in significant and detrimental adverse impacts to the environment; the open character and landscape character of the Sense Lowlands Character Area, the countryside, and the surrounding area; and to the residential amenity of the future occupiers of the scheme. This harm is considered to significantly and demonstrably outweigh any potential benefits of the provision of one self-build dwelling in an isolated location. Therefore, the proposal is contrary to, and in conflict with, Policies S1, S2, S8, and S10 of the Sheepy Parish Neighbourhood Plan (2022), Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Paragraph 84 and Sections 2, 9, 11, 12, and 15 of the National Planning Policy Framework (December 2023), and the Council's Good Design Guide (2020).

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which

makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission is refused.

11. Recommendation

11.1 **Refuse planning permission** subject to:

- Planning reasons outlined at the end of this report.

11.2 Reasons

1. The development represents unjustified development in an area of poor transport sustainability and fails to promote sustainable transport, the best use of public transport, nor provide any safe walking and cycling access to services and facilities. Therefore, the future occupants of the scheme are highly likely to be dependent on private motorised transport to meet their day-to-day needs. Consequently, the proposal is in an unsustainable location for residential development and results in significant environmental harm due to the future occupants of the development's dependence on private motorised transport. As a result, the proposal is contrary to, and in conflict with, Policies DM4 and DM17 of the adopted Site Allocations Development Management Policies Development Plan Document (2016), as well as Paragraph 8 and Sections 9 and 15 of the National Planning Policy Framework (December 2023).
2. The development lies outside of any identified settlement boundary and in an isolated location within the countryside. By virtue of its siting, size, scale, design, use of materials, and poor relation to the existing residential structures near the site, the development results in a detrimental and irreversible urbanising and domesticating effect on the intrinsic value, beauty, open character, and landscape character of the countryside, the Sense Lowlands Character Area, and the surrounding area. Ultimately, the benefits of the development of one dwelling do not significantly and demonstrably outweigh this harm. Therefore, the proposal is contrary to, and in conflict with, Policies S1, S2, S8, and S10 of the Sheepy Parish Neighbourhood Plan (2022), Policies DM1, DM4, and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Paragraph 84 and Sections 2, 9, 11, 12, and 15 of the National Planning Policy Framework (December 2023), and the Council's Good Design Guide (2020).
3. The Applicant has failed to provide sufficient information to demonstrate that the scheme does not result in a significant adverse impact on the existing trees within the site. Without this information, the development has the potential to result in detrimental impacts to the existing trees within the site, which is likely to cause significant harm to the character of the site and on the intrinsic value, beauty, open character, and landscape character of the countryside. Consequently, the proposal is contrary to, and in conflict with Policies S1 and S8 of the Sheepy Parish Neighbourhood Plan (2022), Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Paragraph 136 of

the National Planning Policy Framework (December 2023), and the Council's Good Design Guide (2020).

4. The proposal results in significant harm to the residential amenity of the future occupiers of the development as a result of poor visual outlook from principal windows to habitable rooms. This is in conflict with, and contrary to, Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Paragraph 135 of the National Planning Policy Framework (December 2023), and the Council's Good Design Guide (2020).

a. **Notes to Applicant:**

1. This application was assessed by the documents submitted by the Applicant that were received by the Local Planning Authority, as follows:
 - Application Form (submitted: 03.04.2024)
 - Design and Access Statement (submitted: 03.04.2024)
 - Phase 1 Preliminary Ecological Appraisal (submitted: 03.04.2024)
 - Proposed Elevations P004 Rev B (submitted: 03.04.2024)
 - Proposed Elevations P005 Rev B (submitted: 03.04.2024)
 - Proposed Floor Plan P002 Rev B (submitted: 03.04.2024)
 - Proposed Roof Plan P003 Rev B (submitted: 03.04.2024)
 - Proposed Visual Images (submitted: 03.04.2024)
 - Site Location and Block Plan Rev A (submitted: 03.04.2024)
 - Visibility Splay Dwg 04 (submitted: 03.04.2024)