

Erection of a single storey dwelling, land adjacent to 86, Wilmot Road, Swadlincote.

Planning Statement, incorporating a Design and Access Statement.

1. Introduction and background

- 1.1 This statement has been produced to accompany a planning application that seeks planning permission to erect one single storey dwelling on land adjacent to and to the north of 86, Wilmot Road, Swadlincote.
- 1.2 There are four elements to this statement. Section 2 deals with the site and site description. Section 3 describes the proposal. Section 4 recounts the planning history of the site. Section 5 sets out the planning policies that are considered to apply to the proposal and makes the case for the development. Finally, Section 6 is the formal Design and Access Statement.
- 1.3 This statement should also be read together with the following attached drawings and documents:
- a) The application form including the certificates concerning ownership etc.
 - b) Detailed drawings produced by David Bown Building Surveyors and showing:
 - i) Site Layout Plan (ref : 04/04/13/2A)
 - ii) Floor Plan (ref: 04/04/3)
 - iii) Levels (04/04/13/6)
 - iv) Cross Section –or Site Lines (04/04/13/5)
 - c) 1:1250 Ordnance Survey plan showing the location of the site and identifying all the land outlined in red.
- 1.4 Planning permission was granted on the 4th July 2013 for the erection of a dwelling under application reference 9/2013/0348/FM.

2. The Site

- 2.1 No 86, Wilmot Road is a two storey detached dwelling, dating to the late 19th century. It is of gabled form with a projecting two storey gabled wing to the southern part of the front and an unusual two storey element at the front with catslide roof. Although the windows and door have been replaced with modern pvcu replicas these have been placed in the original openings and the dwelling retains many of the original Victorian features such as a gabled chimney, stone cills, arched heads to window and door openings (with feature elements of stone) a canted projecting bay, barge boards and ornamental ridge tiles. The building is constructed predominantly of a smooth red brick with a plain clay tiled roof.

- 2.2. The dwelling sits within a relatively large site some 19m wide and 43.5m deep (total site area of 826.5 square metres). The dwelling is built directly onto its southern boundary leaving some 9 m. (minimum) to the northern side boundary. This is occupied currently by a hard-surfaced parking and turning area and a prefabricated double garage with low pitched roof set well back from Wilmot Road. To the rear is a large and well-maintained garden with a brick-built outbuilding running along the rear (eastern boundary). The front of the property is defined by an attractive low brick wall topped by metal railings and defined by brick piers with pyramidal stone copings. Two metal gates define the combined vehicular and pedestrian access.
- 2.3 To the south of the dwelling is a larger building (deeper and taller) set on a similar building line to No 86. This serves as a pair of semi-detached dwellings (nos. 88 and 90, Wilmot Road). It is similar in age and character to No 86. To the north however is an unusual building. It appears to be single storey (albeit it has some accommodation within the roof space), is set relatively well back from the highway, is very deep on the plot (it is some 20m in depth) and has a gable to the road. The whole of the frontage to Wilmot Road is open to the highway and it is hard surfaced and laid out for car parking. The building has been subdivided into four small units of residential accommodation.
- 2.4 Wilmot Road is relatively steep along most of its length falling downwards in a south to north direction. The site is within relatively easy walking distance of Swadlincote town centre but it is equally easy to walk to the shops etc on Market Street and Church Street in Church Gresley to the south.

3. The Proposal

- 3.1 It is proposed to erect a two-bedroomed, single storey detached dwelling on the land to the north of the existing dwelling, largely on the site of the existing prefabricated double garage.
- 3.2 The proposal is quite modest, having a floor area of some 108 square metres and providing a lounge and kitchen in addition to the two bedrooms and other incidental rooms (bathroom, utility and store).
- 3.3 In common with the larger building to the north the dwelling would have a gable to the road and have its longer axis running longitudinally along the plot. Principal windows would be to the front and to the rear with windows on the sides being limited in size and serving only non-habitable rooms.
- 3.4 It is proposed to reconfigure the access arrangements to Wilmot Road to provide two accesses separated by a new section of matching wall. Within the site however the parking facilities would be held in common between the existing and proposed dwellings.

4. Planning History

- 4.1 In May 2012 a planning application for the erection of a part two-storey dwelling on the site was submitted (local authority application 9/2012/0373 refers). This was refused in July 2012 for the following single reason:

“The proposed two storey dwelling would result in a significant loss of daylight to the lounge window of the adjacent flat to the north west to the detriment of residential amenity and contrary to Local Plan Housing Policy 11, the Council’s supplementary planning guidance, “Housing Design and Layout” document and paragraph 17 of the National Planning Policy Framework.”

- 4.2 Following this refusal a revised scheme was granted consent on the 4th July 2013 for the erection of a dwelling under application reference 9/2013/0348/FM.

5. Planning Policy

- 5.1 Section 5 of the NPPF relates to delivering a sufficient supply of homes to support the Government’s objective of significantly boosting the supply of homes. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed including, but not limited to, those who require affordable housing, families with children, older people etc.
- 5.2 Paragraph 117 states policies and decision should promote an effective use of land and promotes the use of previously-developed land. The effective use of land should help meet the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.3 Chapter 12 of the Framework houses a number of relevant paragraphs relating to the importance of appropriate design. Paragraph 124 encourages the creation of high quality buildings which raise the quality of the built environment and create better places in which to live and work. Paragraph 127 advises that decision makers should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture and appropriate landscaping.
- 5.4 The South Derbyshire Local Plan Part 1 was adopted in June 2016 and the Local Plan Part 2 was adopted in November 2017. Both the Local Plan Part 1 and the Local Plan Part 2 are up to date.

South Derbyshire Local Plan Part 1 (2016)

- 5.5 Policy H1 of the South Derbyshire Local Plan Part 1 sets out the district’s settlement hierarchy. With respect to urban areas (which includes Swadlincote), Policy H1 states “development of all sizes within the settlement boundaries will

be considered appropriate and sites adjacent to settlement boundaries as an exceptions or cross subsidy site as long as not greater than 25 dwellings”.

5.6 Policy H20 of the Local Plan Part 1 relates to housing balance. It states: -

- “A The Council will seek to provide a balance of housing that includes a mix of dwelling type, tenure, size and density. The overall mix of housing will take account of the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study.*
- B The density of any site will be considered individually as there is no evidence to support a set density across all sites.*
- C Any housing development would be expected to make the most efficient use of the land whilst taking into account what is appropriate for the surrounding local built and natural environment.*
- D The viability of a development will be considered through determining a schemes housing mix.*
- E The Council will also promote a mix of housing that is suitable and adaptable for different groups of people such as single occupiers, people with disabilities, people wanting to build their own homes and the ageing population of the District”.*

South Derbyshire Local Plan Part 2

5.7 Policy SDT1 sets out the district’s settlement boundaries. It states *“Within settlement boundaries as defined on the policies map and in Appendix A, development will be permitted where it accords with the development plan”.*

5.8 It can therefore be seen that there is a presumption in policy terms in favour of the proposed development. As for the individual criteria it can be stated:

- i) The proposed development is well within the built up part of the urban area and there will be no visual impact into the surrounding rural landscape.
- ii) The site is not in agricultural use.
- iii) This is a small gap suitable for one dwelling within an otherwise built up frontage.
- iv) There will be no excessive demands upon public utilities: the infrastructure is already in place on the site.
- v) The site forms part of the private garden to an existing dwelling: it is not an open gap of any visual importance.
- vi) It is considered that the proposal is of suitable scale and character (see the Design and Access Statement below)
- vii) There are no industrial or community facilities adjacent or in the area.

5.9 It is also suggested that given the relative proximity to the services and facilities in Swadlincote and Church Gresley and the easy access to bus routes the proposal qualifies as sustainable development and therefore the presumption in favour of such development as set out in National Planning Policy Guidance, published in March 2012 applies.

5.10 Other Material Considerations: Impact upon Residential Amenities.

The earlier consent resolved all matters that were raised as part of the initial refusal and appeal, this identified one issue: that of potential loss of light to the residents of the dwellings to the north. That building is divided into a number of small residential units. None of the four units appear to have their own separate or private amenity area and as the building is relatively tight onto its northern boundary the units along the side are in effect single aspect. They share a common pedestrian access. Clearly, the residents have no right to a view over the applicant's garden and what little aspect they have to the south is already masked to a degree by the applicant's garden wall and vegetation. Following the earlier refusal and its endorsement at appeal the proposed dwelling was redesigned from that earlier proposed so that it is wholly single storey in form, this was thereafter granted planning consent and this application mirrors that proposal. The windows in the northern side elevation of the proposed dwelling are limited in number and small and only serve non-habitable rooms. The dwelling is also located at as low a finished floor level that is practicable and the eaves height has been kept down to a minimum. The lowering of this element reflects the fall in ground levels west to east longitudinally on the plot but also helps to further reduce the impact upon the residential amenities of those living in the units to the north. Crucially the adoption of a single storey form throughout allows the proposal to meet the requirements of Council policy. Accordingly, it is considered that the proposal will not impact materially upon the amenities of the residents of the residential accommodation to the north. No other residents are affected. To assist matters a drawing has been produced (ref no 04/04/13/5) showing a cross section through the site and how the ridge line of the proposed dwelling will sit below a 25 degree line drawn from the cill of the window in the dwelling to the north.

6. Design and Access Statement

6.1 Most of the matters that need to be addressed in a Design and Access Statement have already been set out above and therefore there is no need to repeat them here. Accordingly this part statement is a summary of the issues.

6.2.1 Design Principles: *Amount*. One dwelling is proposed.

6.2.2 Design Principles: *Layout*. As only the one dwelling is proposed the question of the layout (in terms of how the different proposed units relate to one another) is not relevant.

6.2.3 Design Principles: *Scale*. The proposed dwelling is single storeys in extent. The use of minimum eaves heights, limited gable width and a simple one-box configuration allows for the visual impact to be reduced to a minimum. Although not typical of the area the form does reflect that of the adjoining building to the north.

6.2.4 Design Principles: *Landscaping*. It is considered that there is little need or scope for landscaping of the small area that would be evident from the public realm. A scheme for its treatment can be submitted if so required by condition.

6.2.5 Design Principles: *Appearance*. The proposed dwelling is simple in form and appearance. The use of a smaller projecting gabled element to the front provides some interest and relief.

6.2.6 Access: The site is well located relative to both Swadlincote and Church Gresley centres and the services and facilities that they both contain. There is a bus route with regular services along the nearby Alexandra Road.

6.2.7. Consultation. No consultation with neighbours has been carried out. There is no local Parish or Community Council.