



DESIGN AND ACCESS STATEMENT FOR PROPOSED ERECTION
OF 1no 3 BEDROOM DETACHED DWELLING AND 2no 2
BEDROOM SEMI DETACHED DWELLINGS.

On Land to the rear of "The Jolly Colliers" Public House, Rose
Valley, Newhall, Swadlincote, Derbyshire, DE11 0QN.

For: Mrs Margaret Guthrie.

1. Introduction

- 1.1 This Design and Access Statement (DAS) accompanies an application for the renewal of a previously approved residential development to construct 2no 3 bedroom detached houses on land to the rear of "The Jolly Colliers" public house, Newhall, Swadlincote, Derbyshire. A previous outline application for a development of 2no detached 3 bed dwellings was submitted in 2006 and approved on the 07th Mar 2006 under application number 9/2006/0035/0 This outline approval has been renewed on two separate occasions and approval given, the last approval is still current.

However subsequent investigation made by my client prior to commencing building works has revealed the presence of 2no public sewers crossing the site which prevent the previously approved development taking place. Plotting the route of the sewers onto the site plan has however revealed that it is possible to construct 2 smaller 2 bed semi-detached dwellings and a 3 bed detached on the same size site as previously approved, and it is outline approval for this that we are now seeking.

- 1.2 As this is an application for just three dwellings some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

2.1 Amount

- 2.1.1 The area of site allocated for development has an area of 0.023 hectares. Guidance in Planning Policy recommends a minimum density of 30

dwellings per hectare. To meet this minimum density suggests the site would be suitable for three dwellings. The site frontage of 10.3 metres is at higher width of most properties found on Rose Valley. All the existing properties in the area are terraced or semi-detached style dwellings.

2.1.2 It is recognised that new housing development cannot be viewed in isolation. It emphasises the wider context and the townscape. Any proposal for more than three dwellings on the site would be in conflict with these policies.

2.1.3 In developing the site the following 7 criteria have been considered. Each of the criteria is considered below:

(i) The site is within the existing Newhall village settlement boundary and is not allocated for an alternative use. Previous use has been a public house garden area and recently approved for residential development.

(ii) It has no effect on the access, parking or amenity space arrangements of any existing dwellings.

(iii) A revised access shared with the Jolly Colliers, from Rose Valley is proposed to serve the proposed development with a dedicated access, independent from the public house access, there will be no other properties with a right to use of this access.

This is acceptable to the highway authority, and the access itself would not harm any adjacent neighbours

(iv) A dedicated access can be provided to the proposed dwellings and can be constructed to achieve the requirements of the highway authority. Off road parking for 2 vehicles per dwelling is achievable. The majority of parking to dwellings on Rose Valley is "off-road", with the exception of the terraced properties opposite the public house.

(v) The site is not on the edge of the settlement and would form an infill to the existing settlement.

(vi) The proposed design would be such as to blend with the existing streetscene and would be considered such that it would not cause a loss of privacy to adjacent properties.

2.1.4. Consideration has been given to the scale of development possible and a maximum of 3 dwellings is considered achievable.

2.2 Layout

2.2.1 The majority of existing dwellings on Rose are predominantly semi-detached style dwellings, constructed in the early part of the 1970's and terraced properties from the 1920's.

2.2.2 The driveway within the site is dedicated solely to the new dwellings and gives access to off road parking.

2.2.3 Any future layout proposed would meet the requirements of the local planning authority and be subject of a detailed planning application.

2.3 Scale

2.3.1 A design will be prepared so as to demonstrate the appropriateness of the scale relative to the existing adjacent properties. This again will be subject of a detailed planning application.

2.3.2 The final design of the dwelling/dwellings will be configured to take account of adjacent properties and elevations adjacent to boundaries.

2.3.3 The depths of existing properties in Rose Valley are extensive and as such there are no issues with loss of privacy or overlooking.

2.3.4 The Circular accompanying the regulations says that the elements of the design have to be justified in terms of human scale. As this is a domestic application designed to relate well to its neighbours it is considered to be well related to the human scale.

2.4 Landscaping

2.4.1 The site has been a maintained public house garden area for many years and has no other use, it is not associated with any other adjacent dwellings. There are no existing plants or shrubs on the site, an area of land to the frontage will lend itself to some ground cover planting.

2.4.2. The boundaries to the site are predominantly 1.8m high interwoven fence panels and established hedging. In view of the garden layout it is relatively private and again no changes are proposed.

2.4.3 Currently there is no means of enclosure on the front of the site and the existing open aspect will remain.

2.4.4 The front garden areas will be laid as small planted beds.

2.4.5 Driveways are a standard feature in Rose Valley and existing parking is largely based off road.

2.4.6 The Circular accompanying the regulations says that a DAS must explain how landscaping will be maintained. In this case all the space is private and the apartment owners/residents will maintain the landscaping.

3. Access

3.1 Access to the Transport Network

3.1.1 The site is within the built up area of Newhall. It is well located for pedestrian access to facilities as set out below.

2.3 Convenience shop – 1000 metres

2.4 Local shopping centre – half a mile

2.5 Doctors – half a mile.

2.6 School – 150 metres

2.7 Public open space – half a mile

In all cases there are no steep gradients or major roads to cross, giving good accessibility to all in the community.

3.1.2 There is no local special provision for cyclists and as this is a small residential development it is inappropriate for this development to make any off site provision.

3.1.3 Public transport is well provided for in the locality. There are bus stops on Plummer Road, these are less than 500 metres from the site. The service to Burton town centre is half hourly during the day, reducing to hourly from 6pm through to 11pm. The bus service gives access to employment and shopping facilities as well as evening entertainment.

3.1.4 The location of the site is sustainable and with the exception of cycling has good provision for means other than the car.

3.2 Car Provision

3.2.1. The narrow footpaths and current extent of on-road parking opposite the public house does not lend itself to additional on-road parking and the scheme allows for off road parking of 3 to 4 cars to serve the proposed dwelling.

3.2.2 The proposal allows for 2no detached garages.

3.3 Inclusive Access

3.3.1 The development site is predominantly level, and a gently sloping access is provided from the footpath in Rose Valley to the front door. As mentioned in paragraph 2.4.5 a block paved surface is proposed. This is suitable for use by prams and wheelchairs, as the textured base means it has a firm surface.

4. Consultations

4.1 The neighbours adjoining the site have not been consulted.

4.2 The Environment Agency's website has been checked. This shows that the site is not subject to flooding.

4.3 As this is a private house and not a public building no consultation has been undertaken with any access group.