



DAVID GRANGER
Architectural Design Limited

Design and Access and Heritage Statement

Proposed New Garage Extension

Wood Farm House, Wood Farm Lane, Woodville, Swadlincote, Derbyshire

Client: Mrs J Dodson

Job Ref: 14.3045

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V1.1

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1.0 INTRODUCTION

This Design and Access statement has been prepared in respect of the proposed new garage and single storey extension at Wood Farm House, Wood Farm Lane, Woodville, Swadlincote, Derbyshire

David Granger Architectural Design Ltd. is committed to quality design. The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the village.

2.0 SITE APPRAISAL

2.1 PHYSICAL CONTEXT

The property is situated at the end of a short cul-de-sac serving 6 properties. This was as the result of the conversion of a former farm and its barns to residential use as the area became more built up. The property is the original farm house although it has undergone many historic alterations and because of how the development has evolved, the original farmhouse frontage is now within the garden of the property and the front door, is now on what was the original rear of the property.

The site is bounded by wall and fences with a small open frontage and shared surface. The property is mainly red facing brickwork with some render, plain tile roof and painted timber windows.

2.2 SOCIAL CONTEXT

The proposal will have a limited impact on local residents and care has been taken with the design to ensure the proposals are not detrimental to any neighbouring properties through loss of outlook, light or impact on amenity spaces.

2.3 ECONOMIC CONTEXT

The proposals will have little economic impact due to the property being a domestic dwelling although the proposed work will offer employment opportunities for local trades people and the use of local suppliers.

2.4 PLANNING POLICY CONTEXT

The site is located off the main street within the built up area of Woodville which is within the area of South Derbyshire District Council.

Links to copies of the relevant development plan policies can be found on South Derbyshire District Council's website at www.south-derbys.gov.uk

Links to current national planning policy documents can be found at www.gov.uk

The following policies are considered to be the most relevant in this case:

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework was published on 27th March 2012, replacing the majority of the existing planning policy statements (PPS). It is intended to make the planning system less complex and more accessible to protect the environment and to provide sustainable growth.

With the introduction of the NPPF the determination of this application must have regard to the following policy framework.

Whilst the NPPF notes that the development plan is the starting point for decision-taking (P12 and p196) it also urges Local Planning Authorities to approach decision-taking in a positive way to foster the delivery of sustainable development (p.186) and to approve applications for sustainable development where possible (p187).

In particular, it notes that development that accords with an up-to-date Local Plan should be approved and development that conflicts should be refused unless material considerations indicate otherwise (p.12). The NPPF makes a clear distinction regarding the weight that can be accorded to existing Local Plan policies, such that full weight can be given to policies adopted since 2004 (p.214), whilst the weight given to relevant planning policies adopted before 2004 should accord with their degree of consistency with the NPPF (p215).

South Derbyshire District Council Local Plan

The Local Plan for South Derbyshire has been prepared in two parts. Part 1 was adopted by Full Council on June 13, 2016. The Local Plan Part 2 was adopted by Full Council on November 2, 2017. The 1998 Local Plan has now been fully superseded, together Part 1 and Part 2 are the primary documents that need to be taken into account when making decisions on planning applications across the District.

The following policies are relevant to this proposal.

Policy BNE 2

Development that affects South Derbyshire heritage asset will be expected to protect, conserve and enhance the assets and their settings in accordance with historical guidance and planning documents.

Policy BNE 10

Applications for development that affects heritage assets as delivered in Policy BNE 12 will be determined in accordance with relevant policy for conserving and enhancing the environment.

Policy H27

Extensions and alterations to dwellings or the erection or alteration of outbuildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:

- i) are of a scale and character in keeping with the property; and
- ii) are not unduly detrimental to the living conditions of adjoining properties or the general character and appearance of the area.

Where annexe accommodation is granted permission, a condition will be imposed which prevents the severing of the annexe to a separate dwelling without the requirement for further planning consent.

2.5 EVALUATION OF INFORMATION GATHERED

The site's context has been appraised through site visits, a desk top study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local policies and strategies considered to be relevant to this application.

The site's full context has been assessed. This includes physical (landscape and buildings), social (nature of the community), economic (effect on local economy) and planning policy. From assessing this information, the site presents the opportunity to provide a suitable proposal that is not over intrusive or out of character with the pattern of the development.

3.0 DESIGN PRINCIPLES

3.1 USE

The property is a family dwelling and the proposals are for a replacement, larger garage to enable it to be used for the parking of cars with additional guest bed over.

3.2 AMOUNT

The proposed development is for a simple replacement garage structure with guest bed over.

With there already being a single garage on the site, this replacement garage seeks to be slightly bigger to be more practical for cars in the modern era.

3.3 LAYOUT

The layout of the site will remain largely unchanged. The new garage with guest bed over will be located on the footprint of the existing garage, albeit larger so has limited impact on the flow and layout around the property.

3.4 SCALE

The proposed new garage is larger than that of the existing but the proposals are still considered to be subservient to that of the main house.

3.5 LANDSCAPING

The landscaping proposals remain largely unaffected with only some minor alterations to hard landscaping around the proposals.

3.6 APPEARANCE

The appearance of the building has been designed to respect the character of the area and also use materials that are sympathetic with the surrounding area. Materials to be used would include facing brickwork, plain tiles, timber windows and doors.

4.0 ACCESS

The proposed development uses the existing established entry from Wood Farm Lane to gain access to the new garage.

5.0 HERITAGE STATEMENT

5.1 SITE APPRAISAL

This document has been prepared in relation to the erection of a new garage extension at Wood Farm House.

The property is a Grade II Listed building surrounded by original barns (now converted) and some new build properties.

5.2 DEVELOPMENT PROPOSAL

This is a detailed planning application for the erection of a replacement garage with guest bed over.

The proposals are considered to provide a sensitive design which compliments the local architectural styles and does not have an adverse impact on the Listed host dwelling and other Listed buildings in close proximity.

5.3 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

The National Planning Policy Framework was published in March 2012 and outlines the government's planning policies for England. It identifies sustainable development

as they very principle underpinning planning and highlights that there are three dimensions to sustainable development, namely economic, social and environmental.

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by the development, including any contribution made by their setting:

'the level of detail of should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'

5.4 ASSESSMENT OF HERITAGE ASSET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1096592

Date first listed: 14-Oct-1981

Date of most recent amendment: 08-Jan-1982

Statutory Address: WOOD FARM, 134, BURTON ROAD

BURTON ROAD 1. 5174 (east side) Sharpwood Farmhouse SK 31 NW 4/16

II

2. Early to mid C19. Red brick T-shaped building with tiled roof and external end chimneys. Gable end to street. Two and a half storeys. Symmetrical main facade. Three windows with outer ground floor bays all sashes with late C19 glazing. Centre gabled porch. Rear 2 storey crosswing, lowest rest part of this with half hipped gable end.

Listing NGR: SK3133719654

5.5 IMPACT ON HERITAGE ASSET

The most important issue with the design of the proposals is the impact it will have on the host dwelling as a Listed building. The sympathetic design of the proposed garage will ensure that the new works will not alter or diminish the significance of the Heritage Asset. The proposed extension is single-storey, discreet and low-level, similarly to that of the current additions to the original building.

The quality of workmanship and the materials used will reduce any impact on the Listed building.

Garage Extension:

The property currently has no garage facilities for securing vehicles. When the applicant purchased the house it was with the benefit of an extant planning permission for a garage and although this has now lapsed, this application seeks to regain that permission. The proposal is on a part of the building acknowledged by the conservation officer as a “later phase” of the original building. The ridge height will match the current extension and the style of the building and roof will match the main property so that there is no “confusion of forms” and the garage will be single storey to match in with the previous “addition” and therefore minimises impact on the original house which the existing extension the proposals replace, do not.

6.0 CONCLUSION

In accordance with Section 66 (1) of the Planning (Listed building and Conservation Areas) Act 1990, we have found through identification the significance of the adjacent designated heritage asset that the proposals will not have any detrimental or significant impact on the heritage asset.

The existing outhouse is of limited merit and is not in keeping with the style and form of the property. The proposed scheme will be more in keeping with the main house whilst not intersecting original fabric and allowing the original building to be appreciated.

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