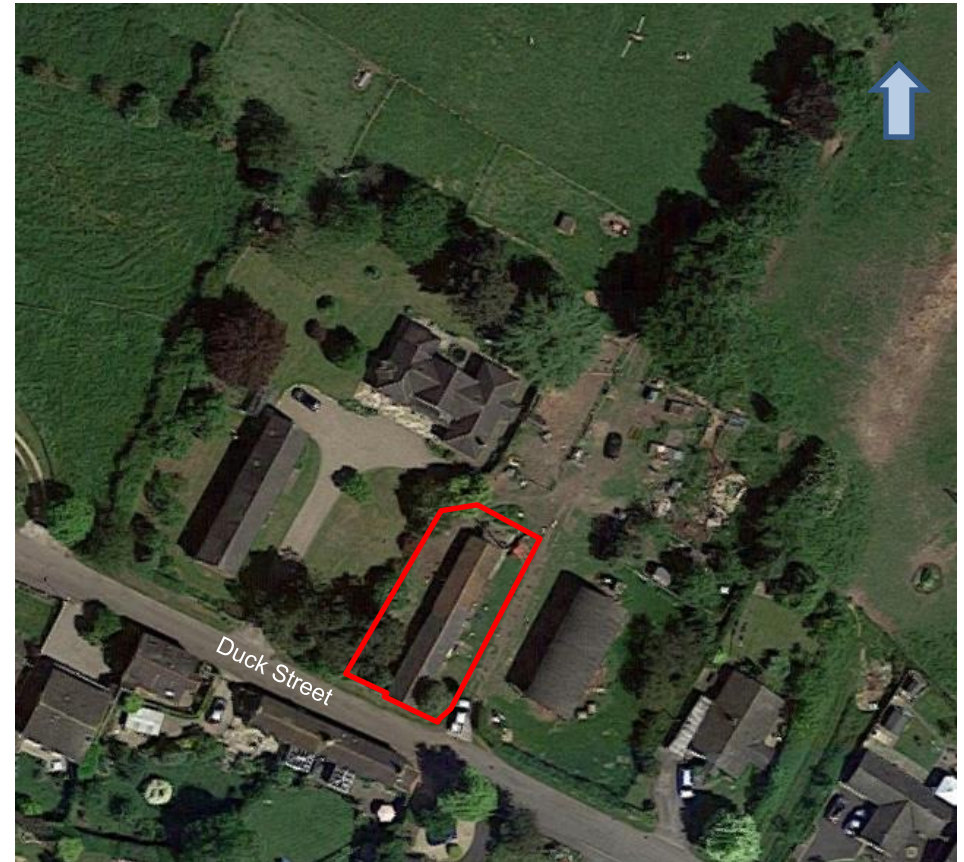


Proposed Outbuilding demolition at Rye Close Farm,
Duck Street, Egginton,
Derbyshire
DE65 6HG
& erection of two new dwellings

- Proposal for two three bed single family dwellings
- Located on land at Rye Close barn, Duck Street, Egginton, Derbyshire, DE65
- Site Area = 523 sq.m, Acres = 0.129
- Grid reference: 426601 (easting), 328509 (northing).



Document Control:

Job Title: Demolition of existing barn at Rye Close Farm
with erection of two new three bedroom dwellings

Grid Point: Easting 4266000 Northing 328509

Ward: Etwall

Parish: Egginton Parish Council

Conservation Area: N/A

Job Number: Bailey-English Studio 019_061

Report Number: BES_019_061_DA001

Revision: *

Date of Issue: July 2019

Compiled by B.E.S

Contents:

1.0 Site Introduction

2.0 Development proposal

2.1 Site Location_Map

3.0 Site Areas

4.0 Accommodation Schedule

5.0 Access

5.1 Proposal

5.2 Parking

6.0 Landscaping

7.0 Relevant Planning Policies

7.1 Relevant previous applications

8.0 Site Photos

9.0 Policy reference map

10.0 Settlement Boundary Map

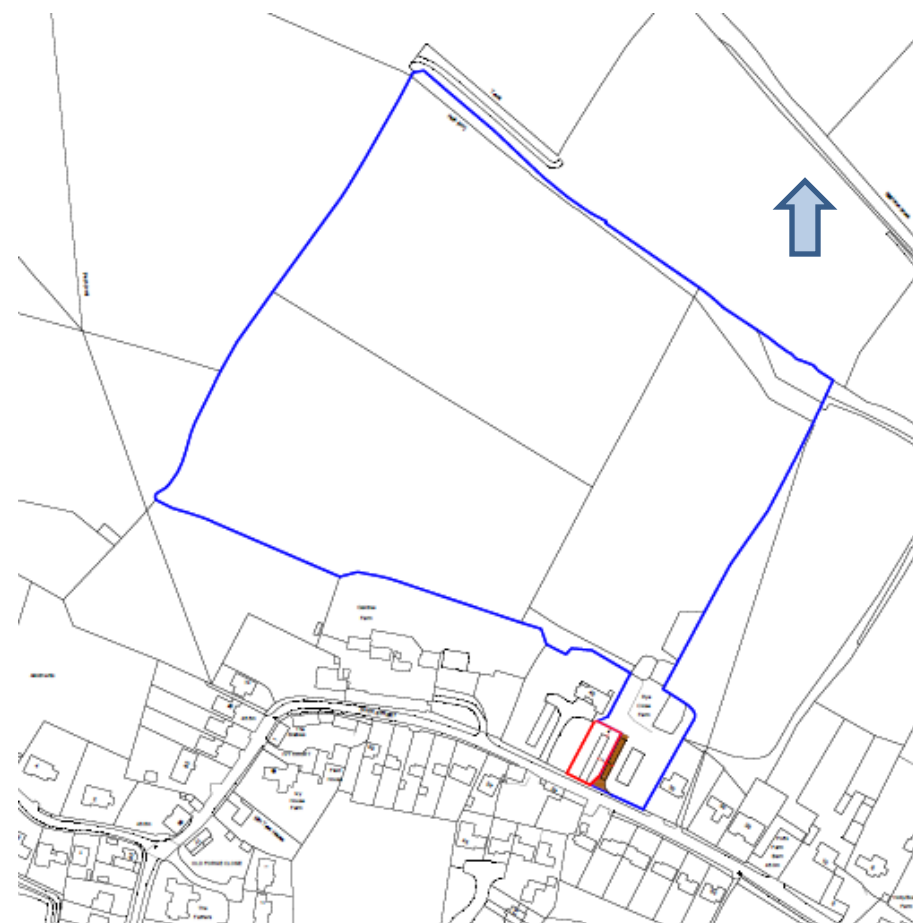
11.0 3 dimensional visuals

1.0 Site Introduction:

- Land at Rye Close Farm_Borough: South Derbyshire District Council
- Ward: Etwall
- Parish Council: Egginton
- Conservation Area: Outside Willington Conservation Area.
- *The site is adjacent to but outside the Egginton settlement boundary following adoption of the LP2 in November 2017, which introduced a revised settlement boundary for the village. The settlement boundary was amended following a review set out in the Settlement Boundary Topic Paper. Part 1 of this paper sets out principles or criteria used in the review of existing settlement boundaries and, in this case, Principle 4d is relevant. The site is considered to be an important gap and, as the settlement is fragmented, the way to protect this important gap is to specifically exclude it from the settlement boundary to protect the settlement's character.*
- *However, whilst the site is outside the settlement boundary and the gap is protected, the proposal could still be considered to be policy compliant as the two dwellings can be supported as a limited infill proposal without 'closing' the important gap given the new dwellings are proposed in broadly the same location as the existing disused agricultural building. The proposal therefore complies with H1 of the LP1 and BNE5 of the LP2*

2.0 Development Proposal:

- Demolition of existing barn outbuilding with:
- Erection of two single family dwellings:
- Each with parking for two vehicles
- Access road through to vehicle turning point
- See adjacent schedule



2.1 Site location

Site Location:
Land at Rye Close Farm
Duck Street
Egginton
Derbyshire
DE65

3.0 Site Area:

- 523 sq. m
- 0.129 Acres
- 0.0523 Hectares

4.0 Proposed accommodation schedule:
See adjacent

Accommodation _as follows:

Dwelling 1:
Ground Floor = GIA: 68 sq. m 732 sq. ft
Entrance hallway
Stairs to first floor with cloaks storage cup'd below
Wc and utility behind stairs
Living room
Kitchen / dining area

First Floor = GIA: 58.5 sq. m 630 sq. ft
Landing area with storage
Bathroom
Master bedroom with storage and en-suite
Double bedroom 1
Double bedroom 2

Front parallel parking for two vehicles

Total GIA = 126.5 sq. m, 1361 sq. ft
Rear garden area 80 sq. m

Accommodation _as follows:

Dwelling 2:
Ground Floor = GIA: 68 sq. m 732 sq. ft
Entrance hallway
Stairs to first floor with cloaks storage cup'd below
Wc and utility behind stairs
Living room
Kitchen / dining area

First Floor = GIA: 58.5 sq. m 630 sq. ft
Landing area with storage
Bathroom
Master bedroom with storage and en-suite
Double bedroom 1
Double bedroom 2

Front parallel parking for two vehicles

Total GIA = 126.5 sq. m, 1361 sq. ft
Rear garden area 80 sq. m

5.0 Access _See diagrams below

Access to the development site is via Duck Street.

The current farm gated access track will be slightly widened both sides

To allow 3.5m width and allow full turning access into the vehicle turning area.

Front driveways lead to small front garden and entrance doorway.

Ground floors consists of entrance hallway leading to living room, wc / cloaks and to kitchen / dining areas. With direct access to rear garden and utility / store areas. Stair access to first floor landing, leading to master bedroom with en-suite, two further bedrooms and shared bathroom.

5.1 Proposal

It is proposed to demolish the existing barn Circa 1820, (not listed or in a conservation area) and the significance of the asset is viewed as low. The proposed two replacement single family dwellings will have a similar footprint to that of the existing barn and proposed to utilise the reclaimed bricks and roof tiles from the barn. Each has three bedrooms located in the within the roof pitch.

Both will have rear gardens: (refer to item 5.0 Landscaping)

Proposed length :	25.38 m
Proposed width :	6.25 m
Proposed ridge height :	7.48 m
Proposed eaves height :	3.76 m

5.2 Parking

Parallel parking is provided to both dwellings consisting of an overall length of 12.5m each, with 5m long spaces for vehicles separated by 2.5m.

A vehicle turning point is also allocated to the north of the site and to allow ease of turning the access road to the dwellings has been slightly widened to allow full track manoeuvring.

6.0 Landscaping

Front and rear gardens are provided to both dwellings.

Dwelling 1, Rear garden area is: 80 sq m

Dwelling 2, Rear garden area is: 114 sq. m

The gardens are laid to lawn with a small patio to the rear.

At the front an area has been allocated for planters adjacent the front door to enhance the visual appearance of the parking area to the front of the dwellings.

Boundaries: the existing stone wall will be retained with timber fencing provided to the side and rear. Adjacent the turning point will be a 1.8m high brick wall to match the brickwork of dwelling 2.

7.0 Relevant Planning Policies

The relevant policies are:

2016 Local Plan Part 1: S1, S2, S6, H1, SD1, SD2, SD4, BNE1, BNE2,
BNE3, BNE4, INF2

2017 Local Plan Part 2: SDT1, BNE5, BNE7, BNE10

National Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Guidance

SDDC Design SPD

7.1 Relevant Planning Applications.

9/2003/1372

- Outline application for the erection of two dwellings

- Refused_24/12/2003

9/2017/1381

- Demolition of existing barn and the erection of two 1.5 storey dwellings with parking and amenity space at Rye Close Farm, Duck Street, Egginton, Derby

- Refused_14/09/2018

insufficient information has been provided in order to demonstrate the presence or otherwise of protected species and the extent they may be affected.

8.0 Site Photos



View looking west towards existing barn and hedging



View towards entrance to Rye Close farm

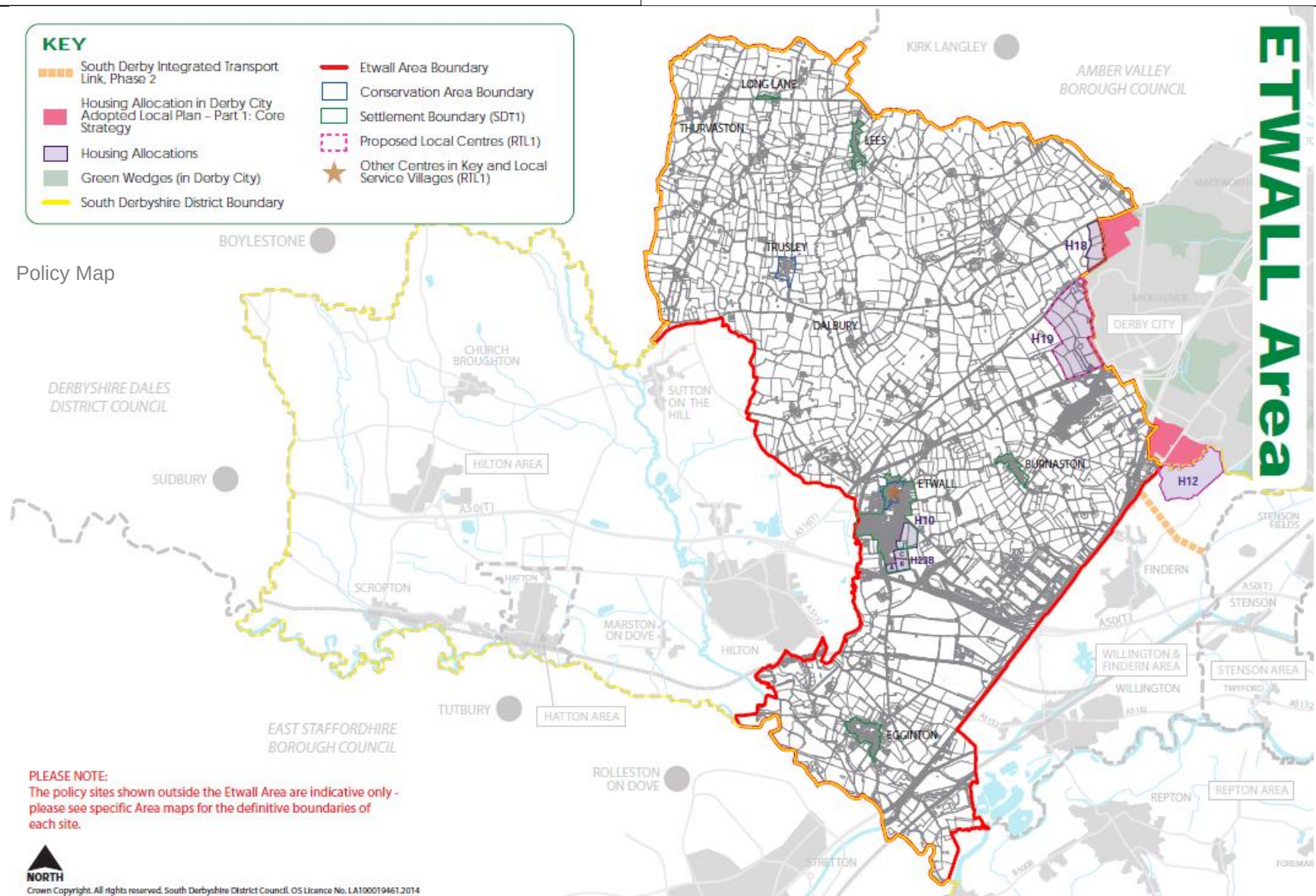


View looking west Duck Street showing existing barn & adjacent agricultural structure



View of opposite former Methodist Chapel & Oak tree Farm buildings along route of Duck Street

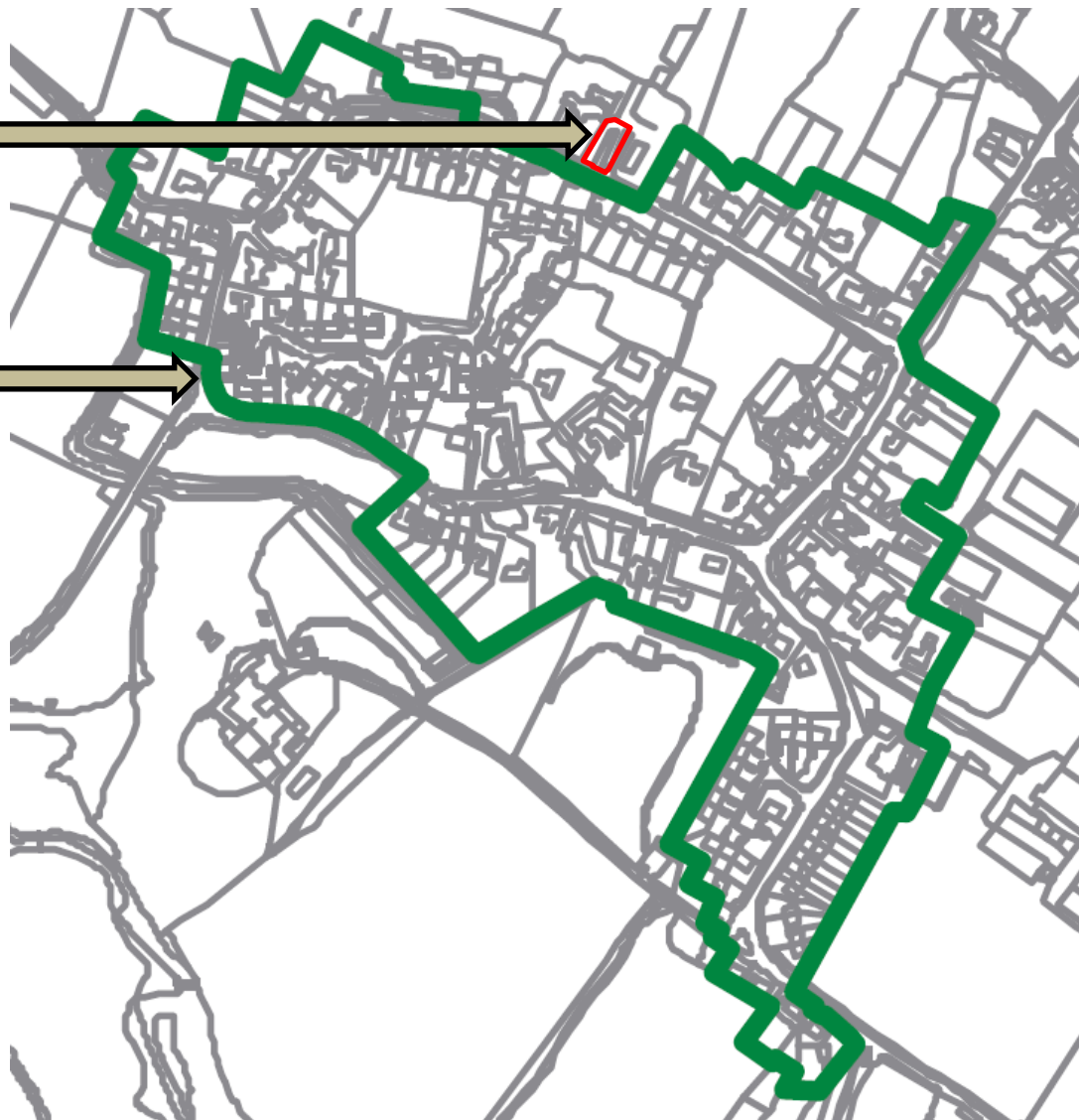
9.0 Policy Map



10.0 Settlement Boundary

Proposed Site

Settlement Boundary_SD T1



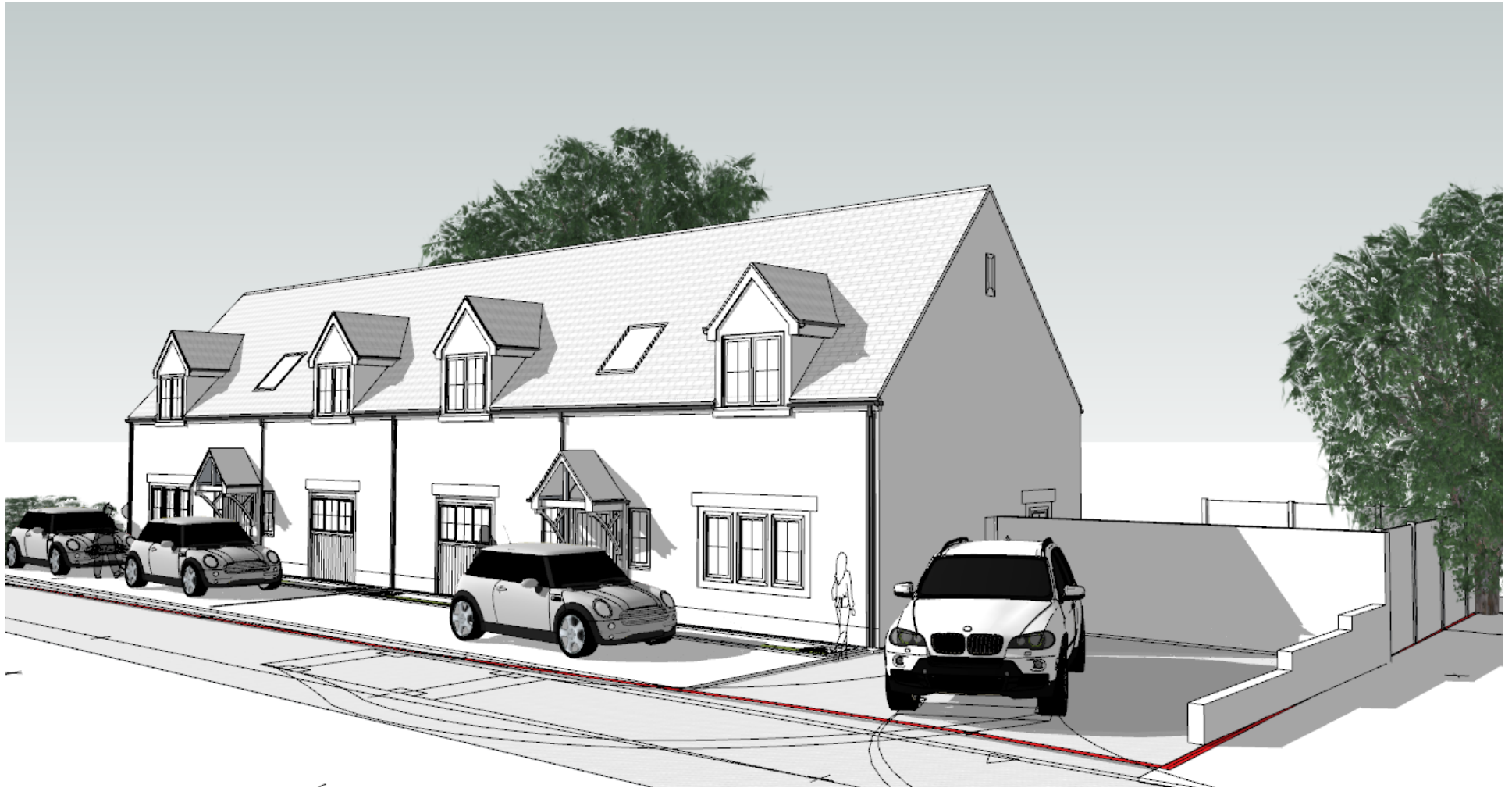
11.0 3D Visuals



11.0 3D Sketch Visuals



11.0 3D Sketch Visuals



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11.0 3D Sketch Visuals

