

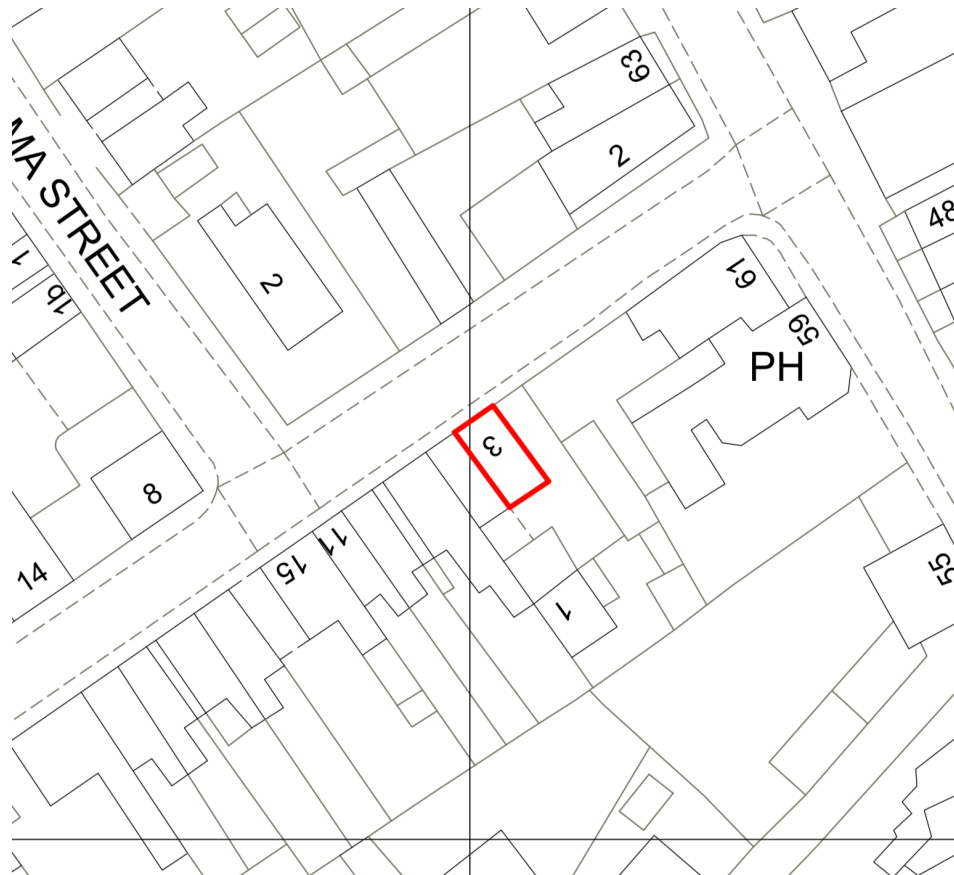
DESIGN AND ACCESS STATEMENT



Reference - 1946TUK - Design and Access Statement

Description - First Floor Extension

Site - 3 South Street, Melbourne, Derby DE73 8GB



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1.0 INTRODUCTION

This design and access statement has been prepared by Phillip Tuckwell BSc(Hons) MRICS, TUK Surveyors Ltd on behalf of the applicant.

This design and access statement provides evidence to support the proposed planning permission for a loft conversion at 3 South Street, Melbourne Derby DE73 8GB. Through the assessment of the site, the surrounding environment, examination of national and local planning policy produced by South Derbyshire District Council.

2.0 SUBJECT SITE

Site address – 3 South Street, Melbourne Derby DE73 8GB

It has good access to local amenities and is located off Derby Road, which has a local bus route between Derby and Swadlincote. Providing easy access to local towns and cities for retail, leisure and health facilities and employment opportunities.

3.0 PLANNING POLICY COMPLIANCE

Upon reviewing the national and local planning policies that affect the site we have identified these policies as relevant to the application and confirm how the proposed development complies with the policies.

NATIONAL PLANNING POLICY FRAMEWORK (MARCH 2012)

NPPF promotes planning for sustainable development and positive growth as key objectives. A key objective of the proposed development is sustainability.

Paragraph 13 states:

'The National Planning Policy Framework constitutes for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications'.

We believe the design and the proposed materials are sympathetic to the surrounding built environment.

Paragraphs 56 and 57

Relate to good design in proposed developments.

The design incorporates features of the original dwelling and is proportionate in terms of scale and mass.

SOUTH DERBYSHIRE LOCAL PLAN (ADOPTED JUNE 2016)

Through our review of the South Derbyshire Local Plan (adopted June 2016) we believe the proposed development to be in compliance with the following Policies.

South Derbyshire Local Plan - Part One

Policy S1 - Sustainable Growth Strategy; South Derbyshire will promote sustainable growth to meet its objectively accessed housing and commercial needs in the plan period 2011-2028.

The development utilises the existing site through the extension of an existing dwelling.

Policy S2 - Presumption In Favour of Sustainable Development; Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighbourhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.

Proposed development is to construct a first floor extension to match that of the adjoining property, utilising the site and adding a much need second bedroom. All proposed materials will match the existing.

South Derbyshire Local Plan - Part Two

Policy SDT1 - Settlement Boundaries and Development; Within settlement boundaries as defined on the policies map and in Appendix A, development will be permitted where it accords with the development plan.

The site is located within the Settlement Boundaries identified on policies Map 8 Melbourne.

Policy H27 - Residential Extensions and other Householder Development; 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.

The design is to a scale and character in keeping with the existing property, as the proposed development is to make 3 South Street rear elevation match that of 5 South Street. The development will not be unduly detrimental to the living conditions of adjoining properties.

Melbourne Parish Council - Neighbourhood Development Plan 2016 to 2028 **(Draft March 2018)**

Policy HP3 - Proposals for development of dwellings within the Settlement Boundaries will be supported if they have 3 bedrooms or fewer, which means that any 'infill' will be for new starter homes and for downsizing rather than for large 'executive homes'

Proposed development is to covert a one bedroom property into a two bedroom property.

4.0 DESIGN

Development Objective

Construction of additional living space to provide necessary supplemental independent bedrooms for a young expanding family. The design matches that of the adding property 5 South Street, see picture below.



Due to ever increasing housing market prices, it is not viable for the applicants to purchase a substantial house.

Scale and Mass

Inline with planning policy the scale and mass of the proposed design have been produced to reflect the surrounding built environment, to ensure the development is not detrimental to surrounding properties and to prevent the loss of privacy of adjoining properties.

Materials

Throughout the design, material selection has considered the building existing materials and finishes, again to ensure the proposed development is in keeping with the original structures fabric and elements.

Proposed materials are;

Building Element	Existing Material	Proposed Extension Material
Roof Covering	Slate tiles	Felt to flat roof
Walls	Brick and Render	Brick to match
Windows	White uPVC	White uPVC
Rainwater Goods	Black Plastic	Black Plastic to match

5.0 ACCESS

External Access

Access to and from the site will not be affected.

Internal Access

Access to the dwelling and around the dwelling will not be affected.

6.0. FLOOD RISK

Site location is within a flood zone 1 area, as confirmed by Environment Agency. Please see appendix A.

7.0 CONCLUSION

- Sustainable development within the settlement boundaries
- Works proposed to extend the life expectancy of the existing dwelling and improve occupation.
- The development complies with NPPF and South Derbyshire's Local Plan's.
- The design is not detrimental to the surrounding built environment.
- The proposed materials reflect the surrounding properties appearances.

APPENDIX A

ENVIRONMENTAL AGENCY FLOOD RISK ASSESSMENT

Flood map for planning

Your reference
3 South St

Location (easting/northing)
438430/325386

Created
8 Aug 2019 17:19

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

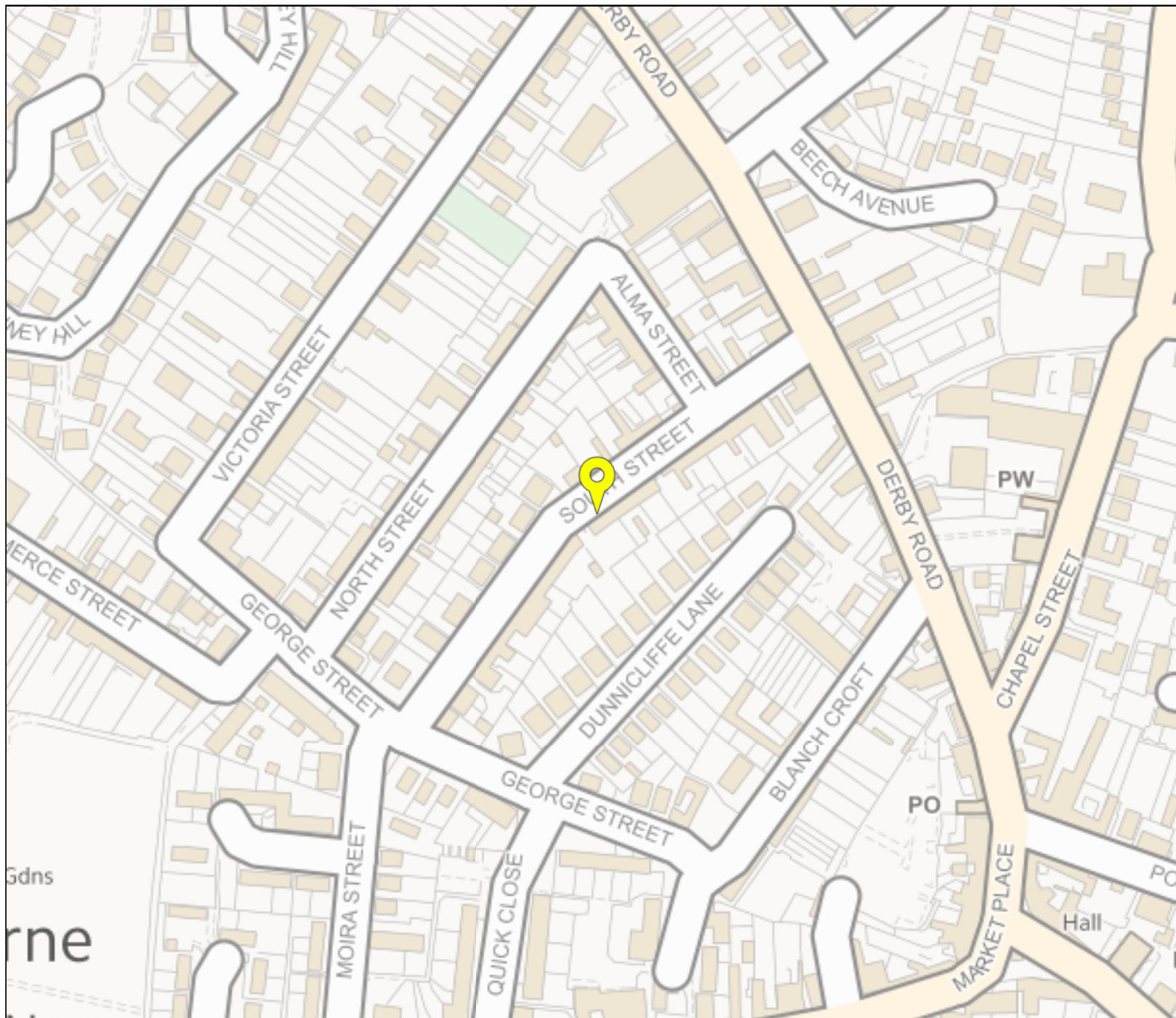
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

3 South St

Location (easting/northing)

438430/325386

Scale

1:2500

Created

8 Aug 2019 17:19

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m