

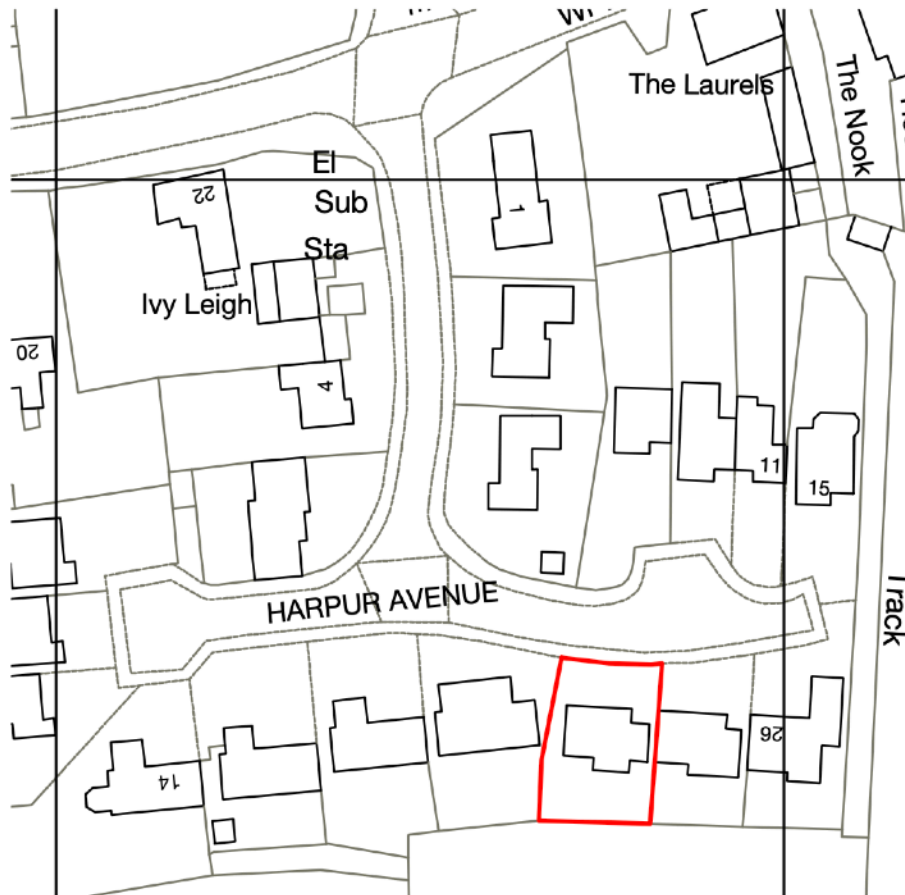
PLANNING STATEMENT



Reference - 1953 - Planning Statement

Description - Loft Conversion

Site - 22 Harper Avenue, Ticknall, Derby DE73 7JS



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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 planning statement provides evidence to support the planning application for a loft conversion at 22 Harper Avenue, Ticknall, Derby DE73 7JS. Through the assessment of the site, the surrounding environment, examination of national and local planning policy by South Derbyshire District Council.

2.0 SUBJECT SITE

Site address – 22 Harper Avenue, Ticknall, Derby DE73 7JS

Has good access to local amenities through being located off Main Street Ticknall, having 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.

The site is within Ticknall settlement boundaries but not within Ticknall Conservation area.

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’.

Proposed design and materials have been made to be sympathetic to the surrounding built environment. A number dwellings on Harper Avenue have been extended using materials proposed.

Paragraphs 56 and 57

Relate to good design in proposed developments.

Design proposes to increase existing bungalow roof by 750mm to enable the construction of a loft conversion, utilising the existing loft. The additional roof height is required to enable compliance with building regulations.

Increasing ridge height will raise the roof line more than 20 Harper Ave, but will be in line with 26 Harper Ave. Across the road to the site are two storey dwellings all with higher ridge levels.

The majority of the surround properties have been extended since their original construction, resulting in irregular shapes and sizes of dwellings.

Regarding scale, the existing foot print of the bungalow has not been increased.

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 assessed 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 form a first floor extension to increase the habitable space whilst not increasing the overall foot print of the bungalow, utilising the partly converted loft.

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 6 Repton Area.

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 in line with the surrounding properties. The development will not be unduly detrimental to the living conditions of adjoining properties.

4.0 DESIGN

Development Objective

Construction of additional living space to provide necessary supplemental independent bedrooms and bathrooms for a family occupation.

Modernisation of an existing property that hasn't had any improvements since its creation. Objective to not only increase habitable space but to lower the building's carbon footprint through increasing thermal resistance of the building's fabric.

To minimise the detrimental effect of the development on the surrounding built environment, resulting in the proposed extensions being constructed on the rear of the property.

Ensure the proposed design is compliant with SDDC home extension design guide.

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.

Existing footprint of the bungalow not increased.

Materials

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

Proposed materials are;

Building Element	Existing Material	Proposed Extension Material
Roof Covering	Concrete tiles	Concrete tiles
Walls	Brick	Brick and Render
Windows	White uPVC	White uPVC
Rainwater Goods	Black Plastic	BlackPlastic 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.

7.0 CONCLUSION

- Sustainable development within the settlement boundaries
- Works proposed to extend the life expectancy of the existing dwelling and improve the carbon foot print.
- 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.