



Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Grange Court
Address line 1	Pack Horse Road
Address line 2	Melbourne
Address line 3	
Town/city	Derby
Postcode	DE73 8EG

Description of site location must be completed if postcode is not known:

Easting (x)	438659
Northing (y)	325531

Description

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Smith
Company name	
Address line 1	Grange Court, Pack Horse Road
Address line 2	Melbourne
Address line 3	
Town/city	Derby
Country	

2. Applicant Details

Postcode	DE73 8EG
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Miss
First name	Kate
Surname	Stephenson
Company name	Guy Taylor Associates
Address line 1	The Coach House
Address line 2	29 Kedleston Road
Address line 3	
Town/city	Derby
Country	
Postcode	DE22 1FL
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	1388.00
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Demolition of existing 1960s bungalow. Replacement of bungalow with new pavillion dwelling house.

Has the work or change of use already started? ☐ Yes ☒ No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing 1960s bungalow is of no historical significance or architectural merit. The Grange Court site was originally the garden and tennis courts of The Grange (neighbouring dwelling). It is proposed to replace the bungalow with a more sustainable building including a green roof, renewable energy sources and higher material performance. The proposed new dwelling will respect the existing surroundings by maintaining a tree lined site and restoring the idea of the tennis courts/garden by utilising a flat green roof.

7. Existing Use

Please describe the current use of the site

Residential.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

8. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Options: 1) Structurally Insulated Panels (SIPs) with areas of timber cladding and through-coloured monocouche render. 2) Block wall with insulation and areas of timber cladding and through-coloured monocouche render.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Green lawn roof with pressed metal surroundings and flashing.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Aluminium framed glazing units

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

(08)101A Location Plan Proposed
(08)102A Site Plan Proposed
(08)103D Ground Floor Plan Proposed
(08)104D First Floor Plan Proposed
(08)105D Roof Plan Proposed
(08)106B Elevations Proposed
(08)107B Elevations Proposed
(100)001 Design and Access Statement

9. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

10. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0

11. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or

13. Biodiversity and Geological Conservation

geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

(08)102B Site Plan Proposed

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Waste will continue to be collected weekly by South Derbyshire District Council. This includes a black refuse bin, a brown compost bin and an easy green recycling bin.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

17. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

21. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

The existing bungalow sits right at the northern edge of the conservation area, at first glance it may appear that the conservation area boundary seeks to include the existing 1980's bungalow however the site within which it sits is the former garden of the positive unlisted building to the immediate south (The Grange) and is enclosed from the public realm by continuation of the striking stone walls which also form the boundary of The Grange itself. The existing bungalow is of no great significance or architectural merit and perhaps the best that can be said of it is that it is well screened from the public realm by a combination of the tall boundary wall and trees within the site and along its boundaries. The key consideration is any impact upon the wall itself

24. Pre-application Advice

particularly with regard to any widening of the access either as required for future driveway access or for access during construction works. The current plans suggest the building will be in close proximity to trees alongside the roadside boundary, if plotted accurately from survey possibly even within the canopy of trees. This is likely to either necessitate the loss of these trees and the screening/softening contribution which they offer or alternatively if they can be retained during construction there may be pressure for their future removal owing to leaf litter landing on the flat roofs, overshadowing areas of sedum and possibly adversely affecting its growth. Similarly the proposed garage would likely result in trees left in the narrow gap between its footprint and the substantial boundary wall being removed further enhancing visibility of the upper floor of the proposed building. Whilst any acceptable proposal should maintain screening and ideally achieve a development which still allows the site to be considered from outside as a part of the plot of The Grange any buildings would still need to achieve standards of good design as advocated within the NPPF as design is not a matter for consideration only insofar as it affects the public realm. At present we have no elevation plans, but with contemporary designs it tends to be the detailing rather than the broad strokes which dictates the success or otherwise of a scheme. Ensuring that framing for windows and doors are elegant and slender as shown in contrast to the masonry divisions and the heavy section of the roof overhangs will be important. The roof section itself stands as the only real robust horizontal feature within the scheme and the cladding will need to avoid regular joints to provide a clean feature. There is some articulation in form between material panels and the deep roof overhang will provide some effective shadow play across the face of the building on its south facing elevation. The north elevation appears very linear, and will not benefit from any shadow cast from roof overhangs, I would be concerned to see how detailing would add interest to this elevation.

25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Miss
First name	Kate
Surname	Stephenson
Declaration date (DD/MM/YYYY)	09/03/2020

☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	09/03/2020
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