
Delegated report Officer: Thomas Beardsmore

Application ref. DMPA/2020/1154

Outline application (matters of access, layout, scale and appearance to be considered now with matters of landscaping reserved for later consideration) for the erection of 2 detached dwellings, formation of new access and ancillary works on Land at SK2717 3501 Coton Park, Linton, Swadlincote, DE12 6RP

Valid date: 28/01/2021

Consults expired: 22/02/2021

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

None

Responses to consultations and publicity

Derbyshire Wildlife Trust - On the basis of the submitted information they do not anticipate that the proposed development will have an adverse impact upon any habitats or species of substantive nature conservation value. Recommended a condition for a scheme to provide biodiversity enhancement.

County Highway Authority - The amended plan shows the vehicular access positioned 2m away from the neighbouring site on the south-east side so that the 2m x 2m pedestrian intervisibility splays can be accommodated and provided within the curtilage of the site boundary on both sides of the access at the back of footway. The access and driveway width is shown as 5.25m which widens further into the site and therefore adequate for use as shared access. The vehicular visibility splays of 2.4m x 43m as shown are also adequate. No objections subject to conditions

SDDC Environmental Health - No objections subject to conditions.

Linton Parish Council - No objections

2 objections have been received, raising the following comments:

a) Concerns over neighbours being overlooked with the site being on land that is a lot higher and windows on the new dwelling located opposite.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S6 (Sustainable Access), H1 (Settlement Hierarchy), SD1 (Amenity and Environmental Quality), SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure), BNE1 (Design Excellence), BNE3 (Biodiversity), BNE4 (Landscape Character and Local Distinctiveness), INF2 (Sustainable Transport) and INF8 (National Forest).
- Local Plan Part 2 (LP2): SDT1 (Settlement Boundaries and Development), BNE5 (Development in the Countryside) and BNE7 (Trees and Development)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

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

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issues central to the determination of this application are:

- Principle of development;
- Highway safety and parking;
- Design principles; and
- Neighbouring amenity

Planning assessment

Principle of development

The application site is located outside of any settlement boundary as defined by Policy SDT1 and therefore constitutes development within the rural areas/countryside. Here, Policy BNE5 governs the appropriateness, or not, of housing proposals with allowance for development which is considered to be infill that is in keeping with the character of the locality, and represents the infilling of a small gap for not normally more than two dwellings within small groups of housing. In addition, to be considered compliant with Policy BNE5, the development must be considered not to unduly impact on landscape character and quality.

When assessing the proposed site layout, the proposal is considered to constitute the infilling of a small gap between dwellings in an area where the character is of linear development along the road frontage for properties along Hillside Road to the east of the site, with the gardens of multiple properties backing onto one side of the site. To the western side of the site along Coton Park is a large detached dwelling, Grange Cottage; which sits centrally on a generous plot, with more dwellings located further along the road and in close proximity to the site. The proposed siting of two detached dwellings on the application site, currently an undeveloped grassed field which rises up from the highway edge, it is not considered to represent an important gap between groups of housing due to its size and context, with the field not being very wide when viewed from highway and therefore it provides very little in terms of character on the street scene along this part of Coton Park. The infilling of this space between dwellings is therefore not considered to be harmful to a degree which would fundamentally alter the character of the locality, or be at odds with it. Views of the site from the public realm would be viewed in context with the existing built development that surrounds it at both sides and would not result as an intrusion into the countryside. The proposal for two dwellings, also complies with the requirements of Policy BNE5, in terms of the number of dwellings permitted. The principle of development is therefore considered acceptable and accords with policies H1 and BNE5.

Highway safety and parking

Vehicular access for the site is proposed via the same existing gated access point into the field at the front of the site onto Coton Park, although it will be made larger to provide suitable vehicular access for the new dwellings, with sufficient turning space also provided within the site, so vehicles can leave the site in a forward gear. Amended plans were submitted which now show the vehicular access positioned

2m away from the neighbouring site on the south-east side and so that the 2m x 2m pedestrian intervisibility splays can be accommodated and provided within the curtilage of the site boundary on both sides of the access at the back of footway. The access and driveway width is now shown as 5.25m which widens further into the site and therefore adequate for use as a shared access for the two dwellings. The vehicular visibility splays of 2.4m x 43m are also adequate. The County Highway Authority has raised no objections to the proposal from a highway safety perspective, subject to conditions.

The site plan shows that sufficient space can be provided within the site to ensure adequate parking for at least two vehicles for each of the proposed dwellings, with their also being additional spaces provided by a garage for each dwelling. This is compliant with the parking guidance set out in the Design SPD. Vehicle movements generated by the proposal are unlikely to have an noticeably negative impact on the capacity of the wider highway network, with the proposal being only for two dwellings and in an already built up residential area. As such the access and parking proposed is considered suitable to facilitate two new dwellings on the site and would not adversely impact on highway safety to a point where which would it would reasonably justify refusal of the application, the proposal therefore complies with the requirements of Policy INF2 and the NPPF.

Design principles

Policy BNE1 expects all new development to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life, the Design SPD supports this policy with further detail. In relation to impacts on the street scene, the proposed site layout shows the dwellings adjacent to one another and positioned fronting Coton Park and set back from the highway so that they would be in line with the neighbouring dwelling of Grange Cottage, this provides good integration with street scene. With the dwellings fronting Coton Park there would be clear views of the proposed dwellings along the highway and footway. The surrounding dwellings differ in design with those along Hillside Road that back onto the site being semi-detached two storey houses with hipped roofs and rendered. The neighbouring dwelling to the north - Grange Cottage is a large detached dwelling with cross gable roof and has a strong rural character, further to the north is the listed Grange Farm and several red brick outbuildings which have been converted to dwellings over time, they provide a strong rural and traditional character. It is considered that the proposal could suitably fit within the street scene, with there being adequate space between the the existing dwellings to accommodate the new dwellings. The proposal for two-storey dwellings would work well in this setting, with the neighbouring dwellings all being two-storey. The proposed dwellings appear very similar in style, with red bricks and tiled cross gable roofs, this would provide good integration with Grange Cottage which would be similar in character, finer design details and materials will be ensured via planning conditions. Overall the scheme is considered to be of high quality design that would enhance the street scene along this part of Coton Park and the area generally. The proposal is thus considered to comply with Policy BNE1 and the SPD in relation to its design and impact on the street scene.

Neighbouring amenity

Policy SD1 supports development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers. Policy BNE1 requires development to not cause demonstrable harm to neighbouring amenity. When assessing the impact on the neighbouring dwellings to the east of the site along Hillside Road, the proposed site layout shows that when drawing a 45 degree sector view from the ground floor rear windows of these dwellings to the two storey side elevation of plot 1, the proposed dwelling would lie within the the sector view of multiple properties, however, their would be a separation distance of approx 20m at the closest point and therefore it would comply with the minimum separation requirement of the SPD which is 12m, therefore there are no concerns in terms of overshadowing. As it would be the side of plot 1 that faces the rear of the properties on Hillside Road, there would be no concerns of overlooking. Although it is noted that there is a first floor side window on the eastern elevation; however, secondary windows and side windows are not protected by the SPD.

When assessing the impact on the neighbouring dwelling Grange Cottage on Coton Park, neither of the proposed dwellings would fall within a 45 degree sector view when measured from ground floor

windows at the front or rear of the property. Also, when assessing the impact of plots 1 and 2 on each other, as they are adjacent to one another there would be no concerns of overshadowing. Both dwellings also include good size rear gardens which would provide suitable outdoor amenity space for future occupiers. There are no neighbours at the rear of the site which would be impacted. As such, it is considered that the proposed dwellings would not demonstrably impact the residential amenities of neighbouring properties that surround the site and therefore the proposal is compliant with Policies SD1, BNE1 and the minimum separation distances as set out in the SPD.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	15/04/2021
Report agreed:	19/04/2021
Authorised officer:	Steffan Saunders
