

Our Ref: 1482/06/09/2021

6th September 2021

Development Control

South Derbyshire District Council

By email

planningapplications@southderbyshire.gov.uk

Dear Sir/Madam,

Erection of Boundary Wall, 157 Moira Road, Overseal, Swadlincote, Derbyshire

Please find attached a planning application for the above proposal. This covering letter acts as a Planning Statement in support of the application.

The Site and Planning History

The application site consists of a two-storey detached dwelling on the southern side of Moira Road, Overseal.

Surrounding uses include residential properties to the north, east and west and a vehicle showroom to the south. The vehicle showroom is owned and operated by the applicant.

The site has no recent planning history of direct relevance to this proposal.

The site and its surroundings are shown on the following aerial image.



The Proposals

The boundary between 157 Moira Road and the showroom to the south is currently demarcated by a coniferous hedgerow. It is proposed to replace the hedgerow with a wall to provide more effective screening between commercial and residential uses.

The proposed wall measures three metres high. It is to be sited broadly on the line of the existing hedgerow and is to be constructed from bricks to match those which face the showroom and existing dwelling.

Planning Policy Context

Paragraph 124 of the Framework relates to design quality. It states *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Policy BNE1 of the South Derbyshire Local Plan Part 1 seeks to provide a high standard of design and amenity in new development.

Planning Considerations

The proposed wall is situated to the rear of 157 Moira Road, and is screened from public vantage points by the existing dwelling and other properties across the frontage. The wall would not therefore appear unduly prominent within the streetscene.

The wall relates well to the existing dwelling and showroom. It is to be constructed from matching bricks and would not therefore appear out of keeping.

The proposals would not therefore detrimentally affect the character or appearance of the surrounding area.

The proposed wall has been designed to enhance rather than detract from the amenities enjoyed by the occupiers of the neighbouring dwelling. It sits sufficiently distant from principal windows on the rear elevation to avoid any unacceptable loss of daylight or any overbearing effects.

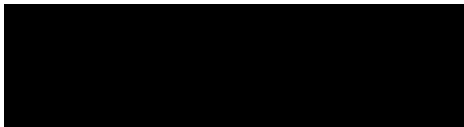
The proposals would not therefore detrimentally affect the amenities enjoyed by the occupiers of neighbouring dwellings.

There are no other barriers to consent being granted in this instance.

The proposals therefore constitute sustainable development which accords with Paragraph 126 of the National Planning Policy Framework and Policy BE1 of the South Derbyshire Local Plan Part 1.

It is therefore respectfully requested that this application be approved.

Yours sincerely



Jon Imber MRTPI

Director

JMI Planning Ltd