DESIGN AND ACCESS STATEMENT (Revision B)

BUILDING AT RIDING BANK LANE, MELBOURNE, DERBYSHIRE

CONVERSION OF EXISTING BUILDING TO RESIDENTIAL USE (C3)

DAVID GRANGER
ARCHITECTURAL DESIGN LIMITED

Client Name:	Ms S Atkinson
Job Number:	18.3608
Date of Issue:	November 2021
Site Address:	Building at Riding Bank Lane, Melbourne
Local Authority:	South Derbyshire District Council
Prepared by:	David Granger Architectural Design Ltd
Revision:	B

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1.0 Introduction

This statement has been prepared in respect of the proposed conversion of the existing building to residential use on land off Riding Bank Lane, Melbourne.

David Granger Architectural Design Ltd. is committed to quality design. The Design, Access, Planning and Heritage statement presented here is to supplement the planning application in respect of the aforementioned site in line with government planning guidance and demonstrates the processes we at David Granger Architectural Design Ltd. have followed in arriving at a scheme which, in our opinion, fits into its surroundings, helps to improve the built environment and makes a positive contribution to the town and its conservation area setting.

The scheme has been designed with regard to the policies and proposals of the development plan and current national and local planning policy guidance.

2.0 Area Description

Melbourne is an attractive market town and civil parish in South Derbyshire, England on the edge of the National Forest. It is about 8 miles (13 km) south of Derby and 2 miles (3 km) from the River Trent.

The population of the civil parish (including Kings Newton) at the 2011 Census was 4,843.

It contains a good range of shops, public houses and restaurants.

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3.0 Site Appraisal

3.1 Physical Context

The site is located to the south west of Melbourne and consists of a large area of woodland with a grassed area for microlight aircraft to take off and land.

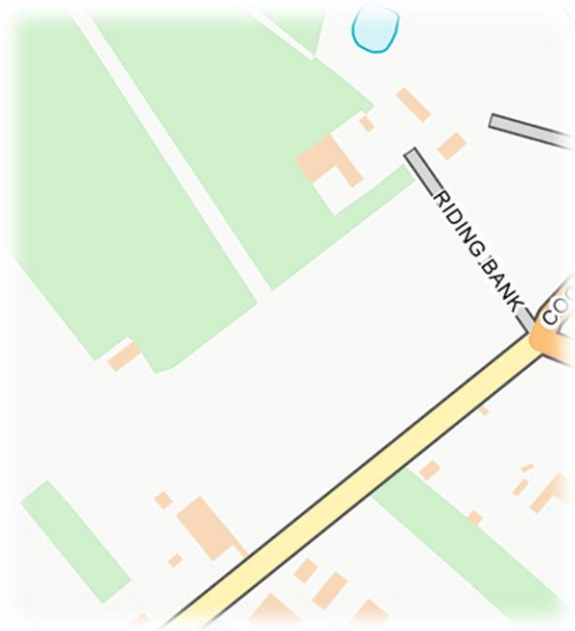
To the south west of the site is a rectangular shaped steel frame structure which was built as a hangar for the aircraft.

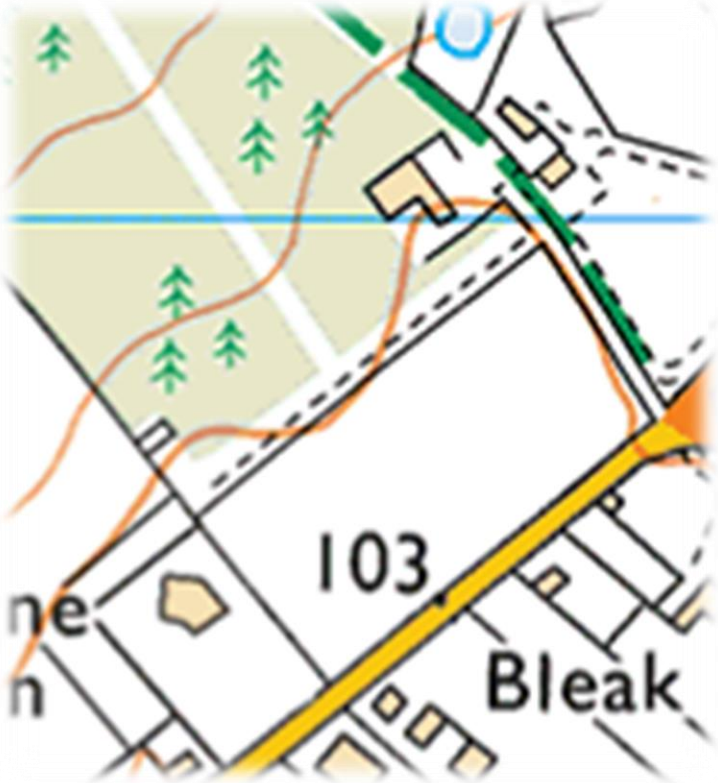
The building was then subject to a change of use application to be used as a storage and maintenance base for racing cars. The building has been used for personal use by Mr and Mrs Atkinson to support racing car hobby.

Mr and Mrs Atkinson are looking to relocate the activity elsewhere which will in turn make the building disused and redundant so ideal for conversion.

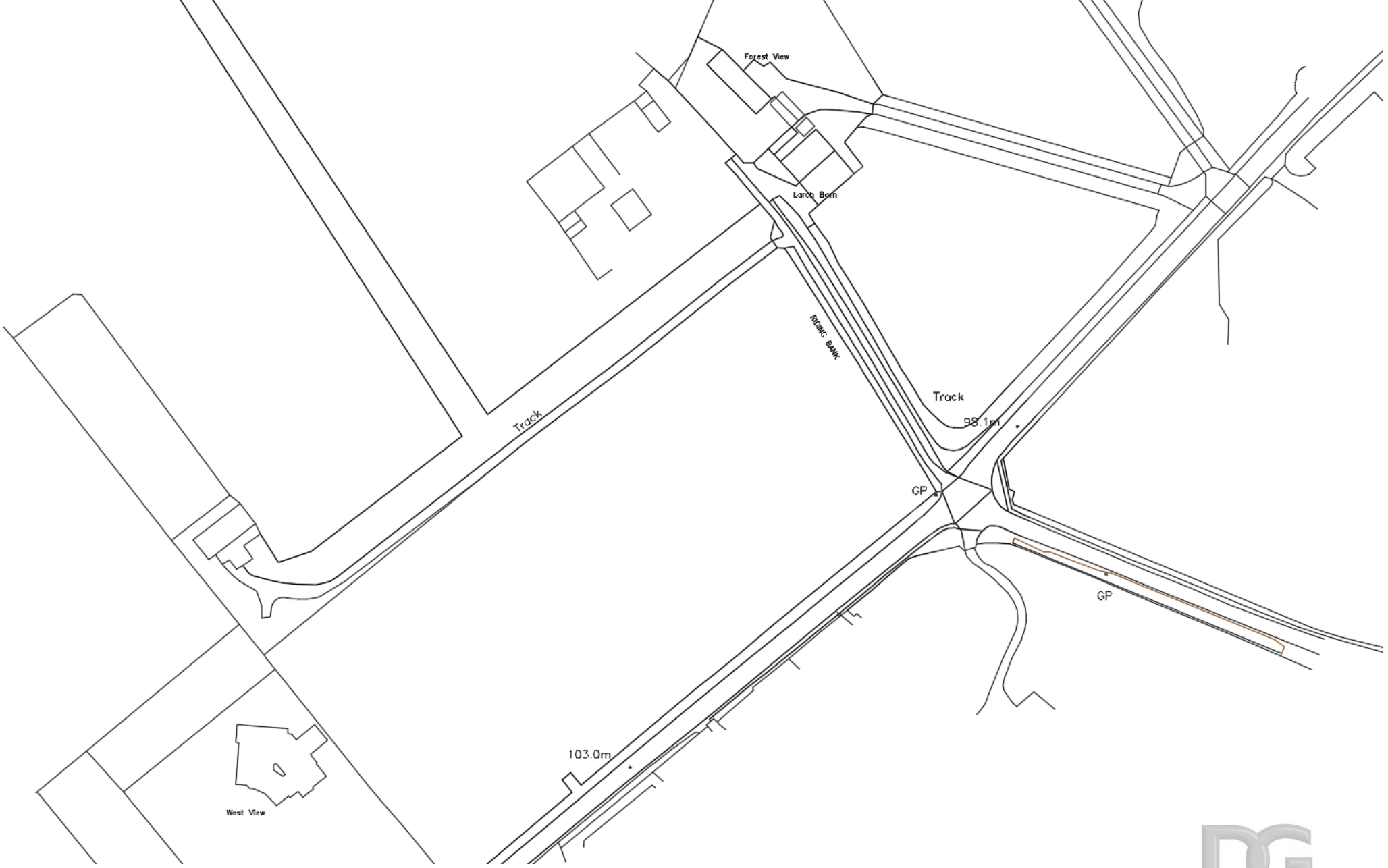
Although the site is classed as being open countryside it is not isolated as there are a number of neighbouring properties present including a number of barn conversions, erection of replacement dwelling and log cabins.

The land has been in ownership of the applicants family since 1826





Aerial Photograph



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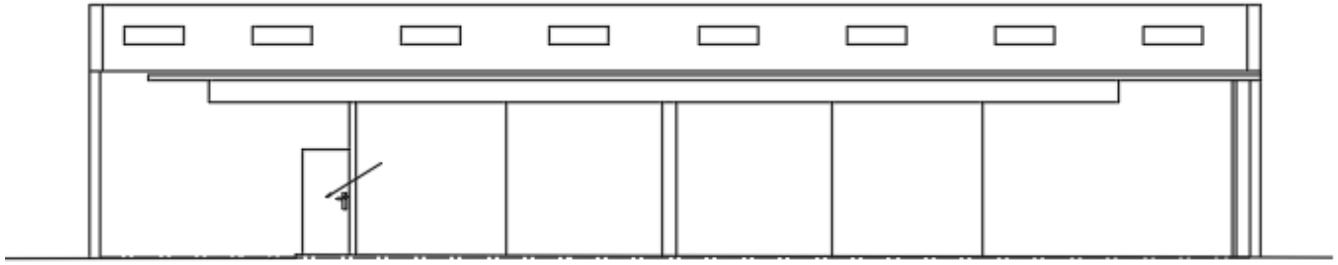
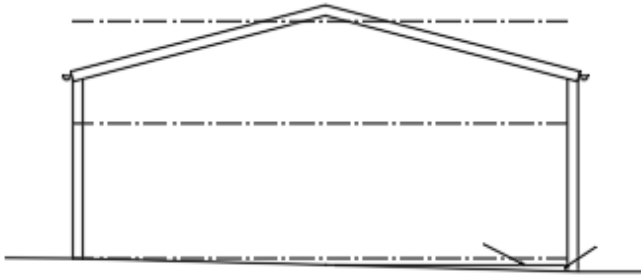
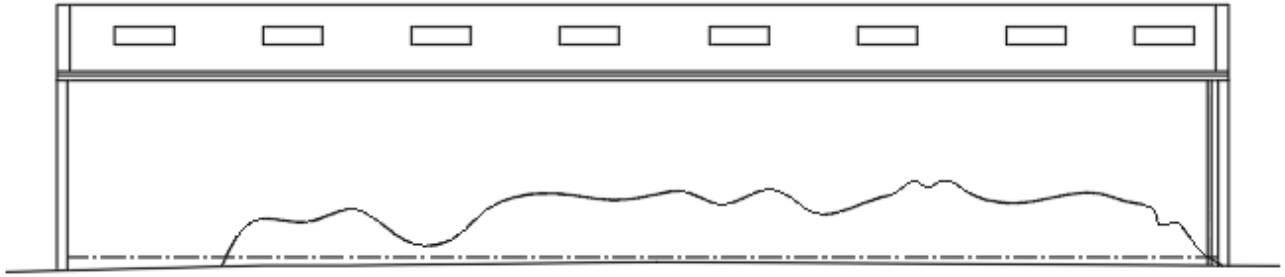


Front Elevation



Side Elevation



Rear Elevation

Side Elevation

The building to which this application relates is rectangular in shape with a steel frame construction. It is clad with metal sheeting

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3.2 Social Context

The subject building is located within the parish of Melbourne. The site is accessed via Cockshut Lane where there is a bus stop in close proximity. This provides a regular service from Derby to Chellaston, Melbourne and Swadlincote via Barrow upon Trent, Ticknall and Woodville operated by Arriva Bus Company.

There is a raised footpath which provides access on foot to the wide range of services and facilities that are available within Melbourne, including The Melbourne Sporting partnership site, Doves garage and Convenience Store, Doctors surgery, Budgens Food Store, Pubs, shops, leisure facilities, food outlets and commercial premises.

The development would help with the present housing shortage. New housing would be an acceptable opportunity to enhance the character of the site by connecting new and existing residents.

Transport links are plentiful with all major modes of travel being found within the area. The M1 and M42 motorways are both within a short driving distance as well as main train stations/airports being within close proximity.

Current national and regional economic policy seeks to ensure that there is a wide choice of housing for all sectors of society and an adequate supply of housing in both urban and rural areas and to promote sustainable communities.

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3.3 Economic Context

The proposals will help to contribute towards achieving a high quality environment as well as the more efficient use of resources in so far as it would:

- Help stimulate economic activity by bringing investment to the locality
- Provide employment opportunities for the local building industry
- Provide a quality house for a local family

The construction phase of the proposal would also provide employment opportunities for the local workforce and would result in an immediate injection of investment into the local economy.

Future occupiers of the proposed dwelling would also be likely to help maintain local services such as pubs, school and community buildings, thereby contributing to the sustainability of the wider economy.

The proposal would also result in an increase in income to the public purse through council tax receipts, thereby helping to sustain services provided by the Council.

Melbourne is a location where people wish to live and there is a high demand for new housing of all types and tenures in the village.

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3.4 Evaluation of information gathered

The site's context has been appraised through site visits, a desk top study of relevant policy material and a visual appraisal of the site and its surroundings. The proposal has been prepared having regard to an assessment of the relevant development plan policy background as well as a review of national planning policy guidance and various other local policies and strategies considered to be relevant to this application.

The site is well connected in terms of public transport and links to surrounding villages and towns. Opportunities for transport by bus, rail, foot and cycle are a realistic alternative to the car, due to the location of the site and surrounding land usage.

The site's current use has the potential to create noise and disturbance, including increased traffic, therefore the conversion to residential use will remove this which will in turn improve the living environment of the neighbouring properties and also increase biodiversity within the area by removing the activities associated with the use.

4.0 Planning

4.1 Planning Policy Context

The policy context for consideration of the development of this site is provided by the Development Plan, national policy guidance and various other local policies and strategies wherever relevant to this proposal.

Section 38(b) of the planning and compulsory purchase act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan comprises SDDC Adopted Local Plan Parts 1 and 2. In addition to the Development Plan, other important considerations are National Planning Policy Guidance and Documents.

National Planning Policy Framework

The National Planning Policy framework was published on 27th March 2012 and then revised in July 2018 and then further revised in February 2019, replacing the majority of the existing planning policy statements (PPS). It is intended to make the planning system less complex and more accessible to protect the environment and to provide sustainable growth.

With the introduction of the NPPF the determination of this application must now have regard to the following policy framework.

Whilst the NPPF notes that the development plan is the starting point for decision taking (p. 12) it also urges Local Planning Authorities to approach decision-taking in a positive way to foster the delivery of sustainable development and to approve applications for sustainable development where possible (p. 38).

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

At paragraph 47 of the NPPF it states planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Section 12 seeks to achieve well-designed places. It states the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live.

Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

It also states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 79 relates to avoiding the development of isolated homes in the countryside unless one or more certain circumstances apply, including:

- the development would re-use redundant or disused buildings and enhance its immediate setting

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Development Plan Policies

The relevant policies are:

SDDC 2016 Local Plan Part 1: S2, H1, SD1, BNE1, BNE3, INF2

SDDC 2017 Local Plan Part 2: SDT1, H28, BNE7

National Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Guidance

South Derbyshire Design Guide SPD

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4.2 Planning History

- **Application Number:**9/1999/0115

Proposal: The use as an airfield for microlight aircraft together with the erection of a poly-hangar a windsock and radio aerial

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- **Application Number:**9/2000/0619

Proposal: The removal of condition 1 of planning permission 9/1999/0115/F to permit the use as an airfield for microlight aircraft together with a polytunnel a windsock and radio aerial on a permanent basis

- **Application Number:**9/2013/0590

Proposal: retrospective application for change of use of existing hanger as storage and maintenance base for racing cars

- **Application Number:** DMPA/2019/1236

Proposal: Proposed conversion of existing storage building to dwelling house

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4.3 Planning Considerations

The main consideration in the determination of this application is:

- Principle of development
- Impact upon the character and appearance of the area
- Impact upon neighbouring properties
- Impact upon highway safety
- Impact upon existing landscaping

Paragraphs 11-12 of the National Planning Policy Framework (NPPF) state that the development plan is the starting point for decision taking and that it is a material consideration in the determination of planning applications.

This application is a resubmission of planning application reference number DMPA/2019/1236 which was refused on the 26th May 2021 on highway grounds. This application has taken on board the reason for refusal by utilising an existing access off Cockshut Lane rather than the previously proposed Riding Bank access.

Given the level of pre-existing use of this access both in terms of third-party residential use, it is considered that the accumulative increase in traffic is not so severe as to preclude against what is a modest development for one dwelling.

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4.3.1 Principle of development

Paragraphs 11-12 of the National Planning Policy Framework (NPPF) state that the development plan is the starting point for decision taking and that it is a material consideration in determine applications.

In this instance the Development Plan comprises the Local Plan and Supplementary Planning Guidance.

Although the application lies within the countryside as defined in the SDDC Local Plan, the conversion of redundant and disused building is supported at both National and Local level.

SDDC have recently approved an open sided timber framed building nearby to residential use (Ref: 9/2018/0887/FM) which included a new extension, first floor accommodation, raising of the roof and new walls and also application DMPA/2020/1240 which is change of use of a mixed use building to residential use.

The building to which this application relates will be single storey in nature with no extensions or increase to the size of the building. The current metal cladding is not appropriate in the setting so its replacement with timber cladding will create a more attractive visual appearance in keeping with its surroundings.

Following pre-application advice with Katie Moriarty, it seems that the most important planning policy is H28 Residential Conversions. Therefore as part of the application package a building condition report has been provided to justify the convertibility of the building to confirm it is capable of conversion without any significant alteration to its structure.

4.3.2 Impact upon the character and appearance of the area

The submitted plans and drawings show a scheme that has been designed to take into consideration the site surroundings which helps it to positively contribute towards the character of the area. The change of use to residential will remove any noise and disturbance currently associated with the previous uses.

4.3.3 Impact upon neighbouring properties

As per the previous paragraph, the removal of the existing use will improve the living environment of both neighbouring properties and also the ecology of the area.

4.3.4 Impact upon highway safety

The removal of large vehicles entering the site will improve the highway safety and traffic movements will reduce. The light aircraft landing strip will also become redundant, again aiding ecology.

4.3.5 Impact upon existing landscape

The existing landscape will remain and as there will be permanent residence on site, the upkeep of the existing landscaping will help the ecology of the area rather than become overgrown.

5.0 Design Principles

5.1 Amount and use of development

This is a full planning application for the conversion of the existing commercial building to residential use.

The amount of development proposed has been designed and laid out with specific regard to the site's context as explained elsewhere in this statement. In particular, care has been taken to ensure that the living conditions of occupiers of neighbouring properties have been protected (no unacceptable overlooking, loss of privacy or loss of outlook).

5.2 Layout

The site is accessed from Cockshut Lane.

The layout of the proposed conversion is naturally the same as the existing situation with garden area to the rear and parking and turning to the front of the site.

5.3 Scale

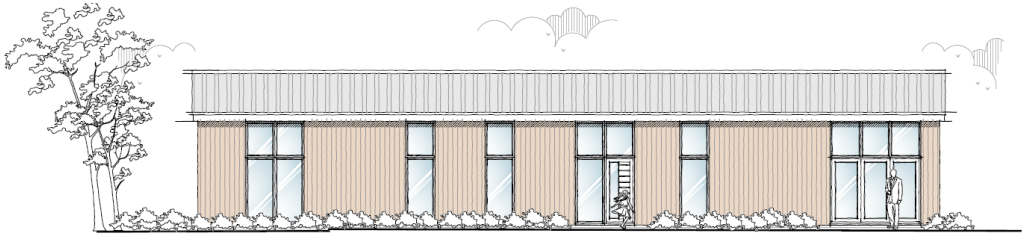
A design encompassing the criteria for housing density and reflecting the scale, mass and design of the prominent architectural style would be the most appropriate development. Design considerations to avoid overlooking and loss of privacy to the adjacent dwellings were paramount.

The mass and scale of the buildings is considered to be in keeping with the area and the architectural detailing in respect of chimneys, eaves, verges, windows, heads and cills, to be suitable in this location.

5.4 Landscaping

Landscaping to the site will be retained where possible, with new planting added where shown on the drawings.

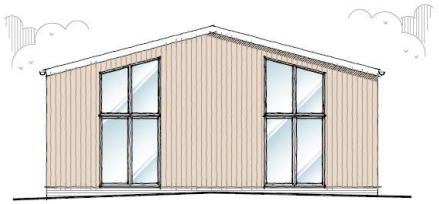
Sympathetic surfacing materials will be used to complement the high quality materials used on the external elevations of the building and soft landscaping elsewhere on site.

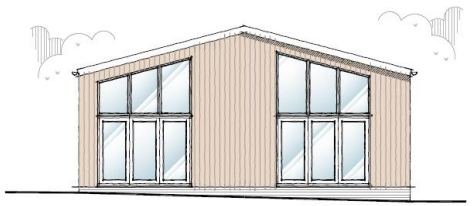


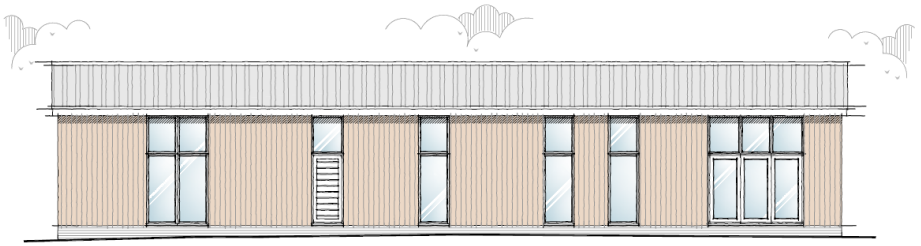
5.5 Appearance

It is considered that the character and visual amenity of the surrounding landscape will not be materially or detrimentally impacted by the proposed conversion, but in fact the conversion will improve the existing building and its setting.

The walls of the building will be timber cladding, with new sheeting on the roof and aluminium doors and windows. The materials will provide an attractive appearance whilst respecting the countryside location.







6.0 Access

The existing commercial use will cease therefore there will be a reduction not only in traffic, but in the type of vehicles using the building.

A separate document has been produced by ADC Infrastructure Ltd to support the application which looks at the access situation.

7.0 Conclusion

The proposed development site:

- Achieves efficient use of a soon to be disused and redundant building in the countryside
- Is of a high quality layout, design, scale and uses high quality materials
- Removes a commercial use in a predominantly residential area
- Will enhance the visual appearance and character of the area
- Provides much needed residential accommodation in the current housing climate
- Will improve biodiversity by removing noise, disturbance and pollution in the area.

The land has been owned by the applicant's family since 1826 and the conversion of the building will allow the applicant to live on the site in order to maintain the land, rather than become overgrown and unsightly.

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