

Planning, Design & Access Statement:

Proposed erection of new two-storey dwelling with parking and amenity space



Introduction

This statement is to accompany a full application for the approval a new two-storey dwelling with associated parking and amenity space.

This Planning, Design & Access Statement should be read in conjunction with the application drawings and planning maps.

Planning History

The application site was the subject of a previous application for outline planning permission (Application DMPA/2020/0109), for which approval of a single dwelling was granted on 31st July 2020.

The matters of access, appearance, landscaping, layout and scale were all reserved for future consideration. This application seeks approval for the reserved matters.

The Officer's report for the Outline Application also noted the following:

“There was an application approved in 2005 for a bungalow adjacent to number 1 Vicarage Road which is next to the vehicular entrance into the site (ref. 9/2005/1382). This was constructed and is now no. 1a.

A new dwelling was approved on land which is currently occupied by some outbuildings including one larger steel framed building/workshop. The outline permission was 9/2006/0179/O. The Reserved Matters application was 9/2009/0335/RM. This dwelling was not erected and the permission lapsed.”

The Site & Local Area

The application site is currently within the residential curtilage of 1 Vicarage Road, which sits on the south-western side of the suburban village of Woodville, approximately 1 mile south-east of Swadlincote town centre.

The site is bounded to the south-west, south-east and north-east by open pasture land, and to the north / north-west by the curtilage of 1 Vicarage Road, with a combination of close-boarded fencing, steel fencing and native hedging / vegetation already in situ.



Figure 1 - The site and immediate vicinity (Google Earth Pro) – red line illustrative only, see Location Plan

The planning officer noted in his report that the principle of development was acceptable, as follows:

“The site however, is located on land which appears to have historically been outside of the residential curtilage of the dwelling at 1 Vicarage Road. Planning permission has previously been granted for an additional dwelling at the site adjacent to this site, but this was not constructed. The land appears to have been included in the applicant's ancillary land to form part of a wider residential curtilage with outbuildings, and the siting of a static caravan, and enclosed by 2m high steel boundary treatment. If this has been more than 10 years then the applicant could claim a Certificate of Lawfulness for this change. Whilst this has not been applied for, a judgement is required about the effects of the proposal on the character of the area and the context it sits in.

The character of the application site does have a distinct difference to that of the open pasture land adjacent which has more of an open countryside feel and character. A resolution to grant permission for some 300 dwellings nearby has also been recently made, which would reduce the rural aspect of this land. On this basis, and given the location of the site within the urban boundary of Swadlincote, it is considered that there would be no harm to the landscape character of the area and no detrimental impact on the appearance of the site and surrounding area. It is considered that the proposal would comply with policy BNE4.”

The Proposal

The proposal is for a new two-storey dwelling, with private amenity space. The dwelling will present excellent ‘green’ credentials through the use of modern methods of construction, while respecting the local vernacular, the street scene and the privacy and amenity of neighbouring properties.

Planning Policy

The application is to be determined in accordance with South Derbyshire Local Plan Part 1 2016, and the South Derbyshire Design Guide Supplementary Planning Document (SPD), as well as the National Planning Policy Framework (2019).

The principle of development on the application site has been established, and therefore the policies and guidance relating to the reserved matters will determine the LPA’s decision.

Matters Reserved from previous Outline Application

Access

The site will be accessed via Vicarage Road. A new access point will be created, with private off-street parking and turning for two vehicles provided. Vehicles will be able to exit the site in a forward gear. Given that this section of Vicarage Road is private, it is not anticipated that any visibility concerns will arise.

Please see the submitted Block Plan for more information.

Appearance

As noted above, the design and external appearance of the proposed dwelling are intended to reflect local traditions of form, materials and detailing.

External walls will be finished in natural stone, with cast stone quoins to corners and matching stone cills and lintels to windows. This form of detailing can be found frequently along Vicarage Road and on nearby Moira Road, albeit more often than not in synthetic form.

Windows, doors, fascias and rainwater goods will all be white or grey PVC-u. The roof will be finished in grey or brown concrete tiles.

The mix of materials and design style takes its cues from existing dwellings in the local area, which share a similar palette of materials and also generally feature gabled roofs.



Figure 2 – Existing properties on Vicarage Road, with mix of external wall finishes and similar stone detailing and roof styles (image from Google Streetview, November 2021)



Figure 3 – Existing properties on nearby Moira Road, with synthetic stone-effect wall finishes and similar stone detailing to window and door openings (image from Google Streetview, November 2021)

Landscaping

A simple scheme of hard and soft landscaping is proposed, to enhance the site and provide separation and screening at boundaries.

The garden area, which is currently somewhat overgrown with a mix of hardstanding and vegetation, will be laid to lawn with feature beds and

native species introduced to add horticultural interest and enhance biodiversity.



Figure 4 - the application site as it currently stands.

Layout

Illustrative information regarding the siting and layout of the approved dwelling was included at outline planning stage, and this has now been developed and expanded upon to provide a fully detailed dwelling and site layout.

The proposed dwelling will be positioned behind the notional building line established by outbuildings to the north-east.

Please see the enclosed block plan for further information.

Scale

The approved outline proposal was for a single dwelling, with an indicative footprint shown on the submitted site plan.

The detailed design has now been completed and the proposal broadly respects this indicative scale, albeit with the omission of the detached garage in favour of a slightly larger footprint to the dwelling. The overall amount of development is comparable to the approved Outline application.

It is considered that the scale of the proposed design is in keeping with detached properties in the immediate vicinity. Although many are semi-

detached or terraced (with the exception of 1 and 1a Vicarage Road, and the Vicarage after which the road is named), the scale and massing of the dwelling unit is comparable and sympathetic to its surroundings.

Conditions attached to the approved Outline Application

1. Timescale

This application is submitted within three years of the approval date of the previous Outline application, in accordance with Condition 1.

2. Reserved Matters

This application seeks approval for reserved matters as previously detailed in this document, in accordance with Condition 2.

3. Coal Mining Legacy

Reports detailing the findings of intrusive site investigations are enclosed within this application, in accordance with Condition 3.

4. Glazing

All windows will be double glazed and will comply with the requirements of Tables 5.2a to 5.2d of Building Control Approved Document F (Ventilation), or its successor document. This requirement is noted on the application drawings and will be carried forward to any future Building Regulations application, in accordance with Condition 4.

5. Bin Collection Points

Waste and recycling bins are proposed to be collected from the end of the shared driveway, adjacent to 1a Vicarage Road, as shown on the submitted Block Plan. This is in accordance with Condition 5.

6. Highway Visibility

Boundary treatments and vegetation to the north of the access point will be maintained at a maximum height of 1m (600mm for vegetation) to protect the safety of footpath users, in accordance with Condition 6.

7. Parking and Turning

Parking and turning for two vehicles will be provided within the site curtilage, as shown on the submitted Block Plan and in accordance with Condition 7.

8. Water Efficiency

A water consumption calculation has been undertaken to assess the efficiency of the proposed development. Based on the current proposed

design, it is anticipated that the dwelling will comfortably meet the target of not more than 110 litres per person per day maximum water consumption.



Figure 4 - Excerpt from 'As Designed' Water Consumption Calculation

9. Electric Vehicle Charging

An electric vehicle charging point will be provided adjacent to the driveway, in accordance with Condition 9.

Conclusion

The applicant has identified an opportunity to provide a high-quality, purpose-built home on a sustainable infill site.

The plot is within the settlement boundary in an established residential area, and represents an opportunity to develop an infill site and add a family home to the local housing stock.

Disruption to, and impact on, the local area will be minimal, and the design of the proposed dwelling is considerate and in keeping with the surroundings.

With the above in mind, the applicant would ask South Derbyshire District Council to look favourably upon this application.