

Supportive Planning Statement

in respect of

Proposed Residential Development Variation

Plots 5a, 6a, 7 & 8

rear of

69 Woodville Road

Overseal, Swadlincote, DE12 6LU

for

MILLER & WATSON CARPENTRY LIMITED

1. The Proposal

The proposal is to substitute the two four bedroom detached houses recently approved under Planning Permissions 9/2015/0518 and DMPA/2021/0725, with two pairs of two and three bedroom semi-detached houses with car parking provision, all accessed off Forest View as before.

2. Planning Policy

There are no specific planning policies applicable to this area, save for those relating to design, layout and the provision of private amenity space and dedicated off street car parking. And it is considered that this proposal accords with all relevant National, Regional and Locally adopted planning policies.

3. Scale, Design and Impact of the Proposal

This revised development proposal incorporates the same two storey house types recently approved under Planning Permission DMPA/2021/0725. And by replicating their detailing, materials and finishes it is considered that this proposal is appropriate in both scale and appearance for its intended purpose and location, and will contribute to the general character of the area without having any negative impact, being in any way visually intrusive, or causing any harm to amenities enjoyed by others.

4. Highways

The proposed vehicular access off Forest View is of the same width, and remains in the position previously approved under the above referred to Planning Permissions.