

Design and Access Statement

Detailed planning application for construction
of a single dwelling with garage and gym
Brooklands
Weston Road
Weston on Trent

Submitted To South Derbyshire District Council to Accompany Application For
Planning Approval.

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Introduction

The application site is within the built up area of Weston on Trent within the district of South Derbyshire

The LPA is South Derbyshire District Council.

The immediate context of the site is located within a residential area on Weston Road

The land is currently occupied by a single two storey dwelling

The site benefits from previous planning approvals for demolition consent for the removal of the existing dwelling.

This application is for the construction of a new single dwelling with garage & parking and a rear single storey amenity building to the rear garden.

Context-Local Area



The application site is within the built up area of Swadlincote within the district of South Derbyshire

The LPA is South Derbyshire District Council.

Context -Site



Site Location plan

The immediate context of the site is located within a mixed business & residential area adjacent to 75-85 Alexandra Road

The land is vacant its last use was as a general car parking area, formerly used as the car park for B Grice & Sons, this business no longer exists.

The application site is not within a conservation area.

The existing site has no known specific specialised ecological constraints.

The site is not known to be in an area of flood risk.

Design Statement

Amount

The application seeks detailed planning permission for one detached residential building with garage and gym building.

Layout

The layout of the proposals is for one dwelling in two stories with loft rooms
To the front of the property a garage building containing parking and bin dwell facilities is proposed.
To the rear a single storey amenity building containing plant and Gym facilities is proposed.

Scale

The proposals contain one dwelling in three stories with rooms to the loft space.

Landscaping

The proposals feature a hard landscaped (gravel) car parking area to the front, with landscaped rear gardens.

Appearance

The external materials proposed are as noted on the application drawings, featuring a palette of traditional materials, including brick and cladding under a pitched tiled roof

Appraisal of Context

The context of the development is within the built up area of Weston on Trent within an existing residential area.

The area has a mixture of differing architectural styles and building materials; however the predominant building materials are brick and cladding

The proposal would repeat the use of these elements in a modest proposal on the site

The site benefits from a previously approved application to demolish the small existing dwelling on the site.

The proposal is to replace this building with a larger residential building, in keeping with the large residential buildings that have been constructed on Weston Road.

The proposal site has no mature trees within its vicinity; an arboricultural implications assessment report has therefore not been completed. It does have some self set bushes that have overgrown parts of the site.

The proposal site is not known to be a site of special scientific interest.

The proposals are not within a known flood risk area a FRA has therefore not been undertaken.

Use

The proposal is the utilisation of an existing Brownfield site for residential purposes.

Access Statement

Vehicular Access

The site benefits from an existing vehicle access of Weston Road, there is no change proposed.

The scale of the proposal ensures that the site is in context with its surrounding environment and that therefore the proposal will have a minimal impact upon the density of vehicular movements within the area.

The size of the proposal ensures that the amount of vehicle journeys resulting from the proposed development would be so low as to not increase the likelihood of a greater risk of accidents occurring at road junctions within the area.

Equal Access

The proposal has been designed to ensure that all users have equal access to local buildings and spaces and the public transport system via means of doors from the ground floor.

The existing site is on a local bus route and is close to a bus stop.

The proposals would be designed to conform to parts B and M of the building regulations and to ensure that access is possible by the emergency services to the front side and rear of the proposals.

Consultation

Initial local discussions have been undertaken and discussions with officers of the LPA have been undertaken.

The existing building on the site was approved for demolition in 2020.- Ref: DMPN/2020/1286 granted 22/12/2020

Planning Policy

Local Policy

The Planning and Compulsory Purchase Act (2004) at Section 38(6) states that the determination of planning applications under the Act must be made in accordance with the Development Plan unless material considerations indicate otherwise.

For the purpose of this application the Development Plan comprises the South Derbyshire Local Plan Part 1 (June 2016) and the Local Plan Part 2 (November 2017) which together replace the Saved Policies of the South Derbyshire Local Plan (May 1998).

The Local Plan Part 1 was adopted by the Council on 13 June 2016. The adopted Local Plan Part 1 sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire and provides a framework for promoting and controlling development.

The Local Plan Part 1 has replaced 35 policies in the 1998 Local Plan.

Other material considerations include the National Planning Policy Framework (NPPF) with the associated National Planning Policy Guidance (NPPG) which was adopted in March 2014.

The Local Plan policies considered to be relevant to the proposed development are identified and summarised below:

Relevant plan policies include:

Policy S1: Sustainable Growth Strategy

Policy S2: Presumption In Favour of Sustainable Development

Policy S4: Housing Strategy

Policy S6: Sustainable Access

Policy H1: Settlement Hierarchy

Policy H20: Housing Balance

Policy SD1: Amenity and Environmental Quality

Policy BNE1: Design Excellence

Policy INF2: Sustainable Transport

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied. Section 38 (6) requires that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

At the outset Paragraph 8 -10 of the NPPF advise:

Para 8

"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.

Para 9

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Para 10

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."

Conclusion

The proposed development is within the settlement boundary of Weston on Trent and as such the principle of development on this site should be considered acceptable.

The site is in a location that is well suited to residential development.

When appraised against the National Planning Policy Framework and the Local Plan the proposals positively contribute to the role of sustainable development. The proposals deliver numerous benefits centred on the creation of new dwellings.

The proposals will reinforce a proportionate growth of new housing where new residents will spend locally and participate in community activity.

These proposals are in accordance with the relevant policies of the development plan and are supported by numerous other material considerations.

The proposals seek to deliver a development in line with current Planning Policy