



Studio
Charrette



Design and Access Statement

Written and Prepared by Studio
Charrette on behalf of Niall
Shapland

Introduction

The following Design and Access Statement has been commissioned in support of a planning application made to South Derbyshire District Council (**the Planning Authority**) for a Proposed erection of new front porch (the proposal) at: The School House, Main Street, Scropton, Derby, DE65 5PN (**the site**). This application has been written, prepared, and submitted by Studio Charrette (**the agent**) on behalf of Mr. Niall Shapland (**the applicant**).

Application Site

The site location is The School House, Main Street, Scropton, Derby, DE65 5PN. Throughout the area, there is a mixture of property styles and tenure, with detached and semidetached dwellings among the most popular. Based on the Council's latest Proposals Maps of the South Derbyshire Local Plan fully adopted 2017, the site does not appear to be associated with any significant planning constraints or landscape designations. The site is also not associated with any listed status, however several listed buildings are located east of the site. Due to the nature of the proposal and distance from these structures, no impact on any historical assets is predicted as a result of this development.

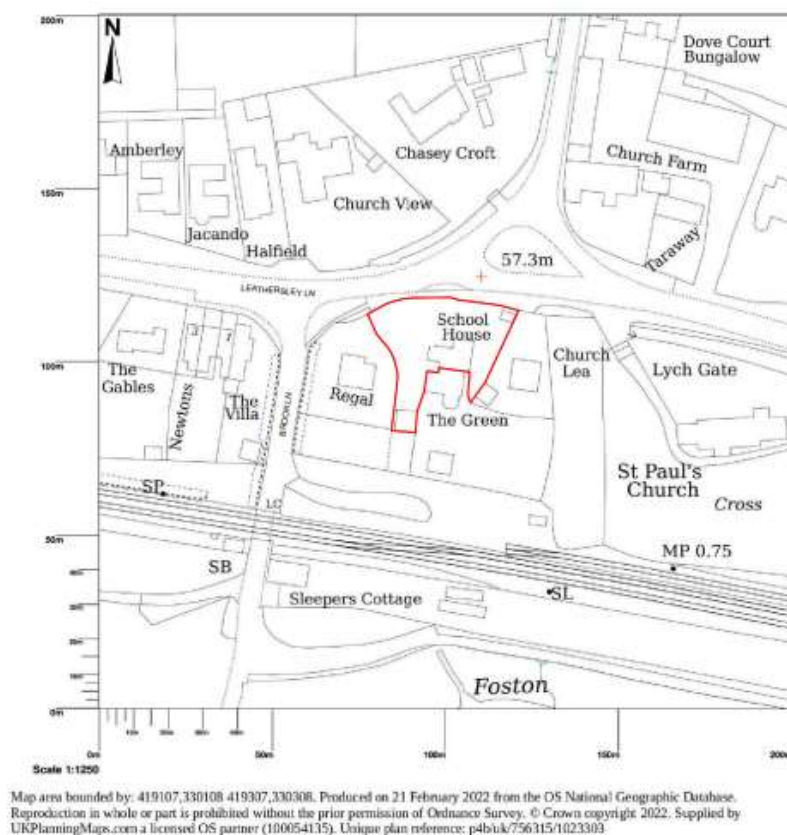


Figure 1: Site Location Plan (not to scale, see planning drawings and designs)

Proposed Development

The proposed development is for the demolition of an existing front porch to be replaced with the erection of a new front porch, to create a larger entry way into the home while facilitating additional incidental living space. The proposal will be a high-quality feature to this property while adding significant social benefits to the applicant. Incorporated materials will include brickwork to match the existing property, timber hardwood to match the existing conservatory along with new glasswork. While the proposal is a new structure, it will replace the property's existing porch which is currently in need of maintenance and in an arguable state of disrepair. As such, the proposal will not result in any substantial increase to the property's existing footprint.



Figure 2: Existing and Proposed Elevations (Not to scale, see planning drawings and designs)

Access

The proposal will result in no change to vehicular or pedestrian access to and from the property following its development. Additionally, the proposal will result in no detrimental impact to any highways considerations nor causing any parking implications.

Heritage



Studio
Charrette



RTPI

Chartered Town Planner

RIBA



Royal Institute of British Architects

The site location is not associated with any listed status. While this is the case, a map search of Historic England's public access database highlights several listed structures east of the site. While these are in place here, the proposed development is of a modest scale and appropriately distanced from these structures to result in any detrimental impact. This proposal will therefore result in no negative implications to heritage assets following development.

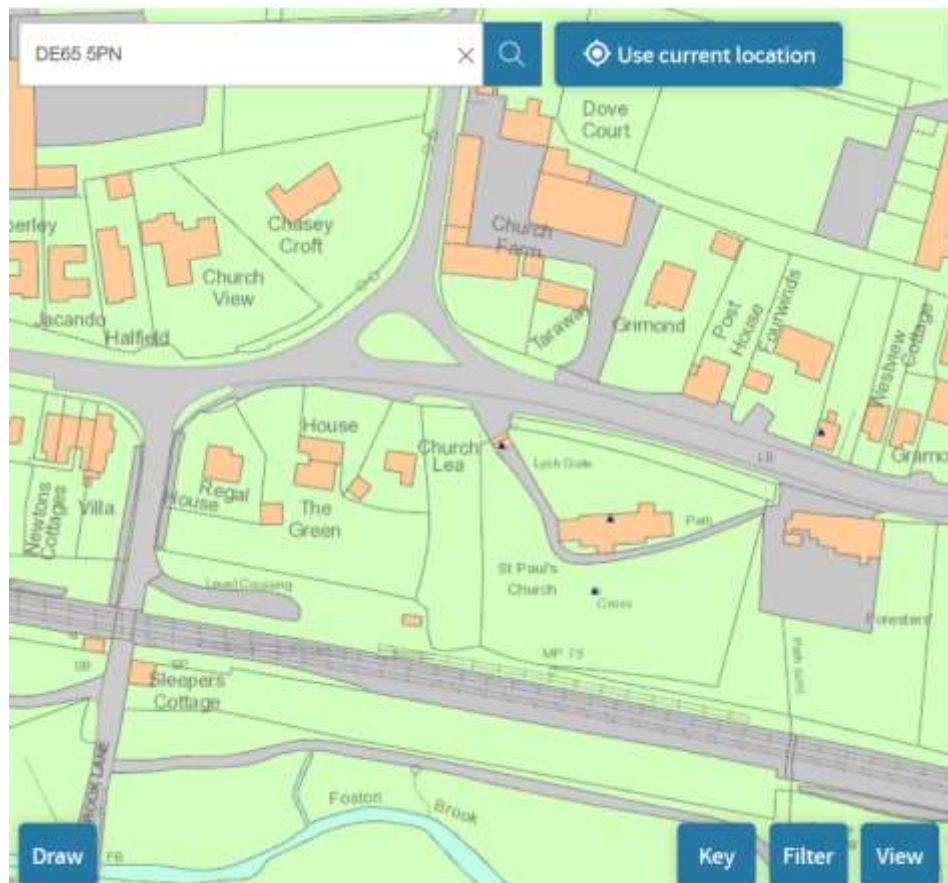


Figure 3: Listed Building Map Search Source: historicengland.org.uk/listing/the-list/map-search?postcode=DE65%205PN&clearresults=True

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework;

- National Planning Practice Guidance;
- South Derbyshire Local Plan parts 1 & 2;
- Supplementary Planning Documents.

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has 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):

- i) **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;
- ii) **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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal will contribute to all three primary objectives of the National Planning Policy Framework. Firstly, the development represents a clear social objective as it will positively contribute to the health and wellbeing of the property’s existing inhabitants through facilitating additional recreational living space. From an environmental perspective, the proposal will not result in any intrusion to residential amenity or street scape character. Furthermore, the property will not offset the property’s existing character nor lead to any unreasonable increase to its existing footprint as it will replace an existing porch already in situ. Additionally, the site location is not associated with any significant planning. Economically, the proposal will promote growth at a local level as local suppliers and constructors will be sought following planning approval.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “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”

Analysis: As highlighted through the supplied planning drawings and designs, the proposal will result in minimal/no change to the areas existing streetscape character.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

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

In line with the National Planning Policy Framework, Studio Charrette kindly request for a timely decision to be made on the proposal. Additionally, Studio Charette welcomes any opportunity to discuss the proposal with the Council and address any concerns in an appropriate manner.

South Derbyshire Local Plan Part 1

Policy S2 Presumption In Favor of Sustainable Development

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to seek solutions, which mean that proposals secure development that improves the economic, social and environmental conditions in the area.

Planning applications received by the Council that accord with the policies in the Local Plan Part 1 & 2 (and where relevant, with policies in neighborhood plans) will be dealt with positively and without delay, unless material considerations indicate otherwise.



Analysis: The proposal development has been undergone a high level of consideration in its proposed scale and design to ensure that it will be a high-quality addition to the existing property. On planning approval and development, the new proposed porch will be a sympathetic center piece to the existing property which will deliver significant social benefits to the applicant through facilitating additional incidental living space. The proposal will not

Policy SD2 Flood Risk

- A) When considering development proposals in South Derbyshire, the Council will follow a sequential approach to flood risk management, giving priority to the development of sites with the lowest risk of flooding. The development of sites with a higher risk of flooding will only be considered where essential for regeneration or where development provides wider sustainability benefits to the community that outweigh flood risk.
- B) Development in areas that are identified as being at risk of flooding will be expected to:
 - i) Be resilient to flooding through design and layout;
 - ii) Incorporate appropriate mitigation measures, such as on-site flood defence works and/or a contribution towards or a commitment to undertake and/or maintain off-site measures;
 - iii) Not increase flood risk to other properties or surrounding areas; and
 - iv) Not affect the integrity or continuity of existing flood defences
- C) Suitable measures to deal with surface water will be required on all sites in order to minimise the likelihood of new development increasing flood risk locally. Any developments that could lead to changes in surface water flows or increase flood risk should be managed through the incorporation of Sustainable Drainage Systems (SUDS), which mimic natural drainage patterns, unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.
- D) The Council may require developers to restore culverted watercourses within regeneration or development sites to a natural state (i.e. break the channel out of culvert, remove redundant structures, replace/ improve existing structures to a restored watercourse profile) in order to reduce flood risk and provide local amenity and/or ecological benefits.
- E) To contribute to the enhancement of watercourses in accordance with the objectives of the Water Framework Directive, developers will be expected to work with the regulating authorities to develop watercourse restoration schemes.

- F) Proposals for flood management or other infrastructure offering improvements that lower the risk of flooding will be supported, subject to the proposal having no other adverse effects on local amenity and/or flood risk elsewhere. Where new flood related infrastructure is proposed opportunities for delivering environmental improvements including biodiversity gain and green infrastructure delivery should be fully considered by those delivering the project.

Analysis: While the proposal is located within a very high flood risk area as per the Council's policies map, the proposal is in accordance with SD2 as it will not lead to any significant flood risk concerns. Any flood risk here is further mitigated due to the fact that this location benefits from significant flood risk defenses as per the Government's flood risk gis mapping system.



Figure 4: Flood mapping source: <https://flood-map-for-planning.service.gov.uk/flood-zone-results?easting=419204&northing=330211&location=DE65%25205PN%2520&fullName=%2520&recipientemail=%2520>

South Derbyshire Local Plan Part 2

Policy H27 Residential Extensions and other Householder Development

Extensions and alterations to dwellings or the erection or alteration of outbuildings, annexes, structures and boundary treatments within residential gardens, will be permitted provided that the proposals:

- i) are of a scale and character in keeping with the property; and
- ii) are not unduly detrimental to the living conditions of adjoining properties or the general character and appearance of the area.

Analysis: The proposal is in line with Policy H27 as it is of a modest scale and design with the incorporation of sympathetic materials to match the existing dwelling.

Supplementary Design Guidance

The proposal is compliant with the Council's SPD as it will be primarily constructed through the use of hardwood timber, which is the preferred material for similar developments as opposed to upvc plastics etc.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that the proposal has been designed and scaled appropriately, in line with the existing property and areas surrounding streetscape. Over the past number of years, the surrounding area has been subject to a variety of applications to secure planning consent for larger proposals, which can be seen to have enjoyed a high rate of return, in the form of planning approval. This provides this proposal with a strong precedent for development which and promotes the justification that this proposal at the site is as acceptable in principle.

The proposals requested via this planning application will not result in any detrimental impact to residential amenity by way of overlooking, loss of light or loss to private amenity space. As such, it is heavily believed that this application will improve the appearance and general aesthetic of this property and the local area. Additionally, the proposal will result in no detrimental impact to any heritage assets throughout the area.

The proposal will provide significant social benefits to the applicant through increasing internal living space through the provision of a new internal entry, while not significantly increasing the existing dwellings footprint.

A timely decision is kindly requested in line with the Government's National Planning Policy Framework. Along with this, Studio Charrette would welcome correspondence should the Planning Authority have any concerns or additional queries in relation to the proposal. Should any additional information therefore be necessary, to assist in the council's decision of the associated application, please do not hesitate to contact Studio Charrette directly, who will be more than happy to accommodate any reasonable request.

Kind regards,

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