

# **PLANNING STATEMENT**

**3 BEECH GROVE  
NEWHALL, SWADLINCOTE**

**APRIL 2026**

**Site Address:**

3 Beech Grove, Newhall, Swadlincote, DE11 0NH

**Applicant:**

Mr. A. Farnsworth

**Proposal:**

Erection of replacement self-build dwelling and detached garage  
(part-retrospective)

**Planning Statement:**

**Date Issued:** 27<sup>th</sup> April 2026

**Job Reference:** RDP/2026/037

**Report Prepared By:**

Rob Duncan BSc(Hons) MA MRTPI  
Rob Duncan Planning Consultancy Ltd

**Contact Details:**

Rob Duncan Planning Consultancy Ltd  
St. Mary's Old School, Minster Pool Walk, Lichfield, WS13 6QT  
Email: rob78duncan@gmail.com  
Tel. 07779 783521

## **1 Introduction**

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Mr. A. Farnsworth to seek full planning permission for the erection of a replacement self-build dwelling and detached double tandem garage at no.3 Beech Grove, Swadlincote.
- 1.2 By way of background, planning permission has previously been granted under application DMPA/2020/0769 for the erection of side and rear extensions to the existing dwelling, along with the raising of the ridge height and insertion of dormer windows and the construction of a detached tandem double garage.
- 1.3 Works were subsequently carried out to implement that permission, but have deviated from the approved plans, with the applicant introducing a brick skin and cavity around the exterior of the property in order to improve its thermal efficiency. This was owing to the non-standard construction of the existing dwelling and in the inadequacy of the foundations to support the extra loadings.
- 1.4 The Local Authority consider the works to be tantamount to the erection of a new dwelling. This application has therefore been lodged to regularise the situation. The works are not yet complete, so the application is part-retrospective.
- 1.5 The proposed dwelling has a similar design and external appearance to that which was approved under the previous application, but is modestly larger in size, having a footprint of 138.24m<sup>2</sup> and a gross floor area of 223.26m<sup>2</sup>. The revised dwelling will stand to a ridge height of 6.5 metres. The proposed detached tandem double garage has been constructed at a lower ground level to that of the previously approved garage and is also larger in size, occupying a footprint of 53.55 square metres and standing to a ridge height of 4.5 metres.

## **2 Planning History**

2.1 Planning permission has previously been granted under application DMPA/2020/0769 for the construction of side and rear extensions to the existing dwelling, along with the raising of the ridge height of the property and the insertion of dormer windows. Planning permission was also granted under the same application for the construction of a detached tandem double garage.

2.2 There is no other recording planning history for the site.

### **3 Site & Surroundings**

- 2.1 The application site is located within the defined settlement boundary of Swadlincote and comprises a detached bungalow that is located within a wholly residential area. Surrounding built development comprises of a mixture of single storey and one-and-a-half storey buildings.
- 2.2 The site occupies a corner plot that has the carriageway of Beech Grove wrapping around its northwestern and southwestern flanks. Residential development extends to both its northeast and southeast. The surrounding land rises up gradually in a broadly northeasterly direction, which results in the neighbouring property to the northeast standing taller than the existing dwelling.
- 2.3 Properties within the surrounding area are typically constructed from red/orange facing brickwork with grey or brown pantile roofs. Some of the surrounding properties also exhibit dormer windows and rooflights within their roofs. It is commonplace within the surrounding area for single storey properties to sit juxtaposition with one-and-a-half storey properties.
- 2.4 The site does not lie within a Conservation Area, nor are there any statutorily listed buildings located in close proximity of the site. The site is located wholly within Flood Zone 1 (low-probability of flooding).

### **3 Planning Policy**

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan taking into account any relevant material considerations. The Development Plan for this area comprises the following documents:

- South Derbyshire Local Plan (Part 1)
- South Derbyshire Local Plan (Part 2)

3.2 The following policies of the Development Plan are of relevance to the determination of this application.

3.3 Policy S1 of the Local Plan (Part 1) relates to the 'Sustainable Growth Strategy' and states that South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-2028. This strategy will be developed through this part of the Local Plan – Part 1 with development allocations made alongside development management policies which will continue into Part 2 of the Local Plan. The two parts of the Local Plan will ensure that the economic, social environmental objectives set out in this Plan are fully addressed, which include (amongst others):

- Over the plan period (2011 – 2028) at least 12,618 dwellings will be built within South Derbyshire. The housing sites required will be met on a mixture of brownfield and greenfield sites with encouragement given to the re-use of previously developed land.

3.4 Policy S3 of the Local Plan (Part 1) relates to 'Environmental Performance' and states that the Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Governments

drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations.

3.5 Policy S4 of the Local Plan (Part 1) relates to 'Housing Strategy' and confirms that provision will be made in this plan for at least 12,618 additional dwellings over the plan period. The dwellings will be split between the Local Plan Part 1 and 2 as follows:

A. Part 1 – Strategic sites (greater than 99 dwellings) allocated to accommodate the majority of the housing target.

B. The Part 1 allocations are to be made according to the following strategy:

- Urban Areas – Swadlincote, edge of Derby and the edge of Burton upon Trent
- Key Service Villages – strategic sites in Aston on Trent, Etwall, Hatton, Hilton and Repton.

C. Local Plan Part 2 – 600 dwellings will be allocated across non-strategic sites (less than 100 dwellings).

D. The Council will maintain a five year rolling land supply of specific deliverable sites with additional buffers in accordance with the NPPF.

3.6 Policy H1 of the Local Plan (Part 1) relates to the 'Settlement Hierarchy' and states that this is based on the range of services and facilities that are offered by each settlement. The level of development for each settlement will be of a scale appropriate to the size and role of that settlement. As planning applications are received the merits of each individual site will be assessed

through the Development Management process. The distribution of new development outside of allocations over the plan period will be in accordance with the Settlement Hierarchy. The policy goes on to identify the urban areas of Swadlincote, including Woodville, adjacent to Derby and adjacent to Burton-on-Trent as being top of the Settlement Hierarchy.

- 3.7 Policy SD1 of the Local Plan (Part 1) relates to 'Amenity and Environmental Quality' and states that the Council will support development that does not lead to adverse impacts on the environment or amenity of existing and future occupiers within or around proposed developments.
- 3.8 Policy BNE1 of the Local Plan (Part 1) relates to 'Design Excellence' and states that all new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people's quality of life by adhering to the Design Principles below.
  - a) Community safety: New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas;
  - b) Street design, movement and legibility: Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;

- c) Diversity and community cohesion: New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.
- d) Ease of use: New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
- e) Local character and pride: New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;
- f) National Forest: Within The National Forest, new development should be encouraged to follow National Forest Design Charter and Guide for Developers & Planners and fully reflect the forest context;
- g) Visual attractiveness: New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;
- h) Neighbouring uses and amenity: New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;
- i) Cross boundary collaboration: New areas of growth that span administrative, land ownership, developer parcel or phase boundaries

should be considered and designed as a whole through a collaborative working approach;

j) Healthy Lifestyles: New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.

k) Resource Use: New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.

3.9 Policy INF2 of the Local Plan (Part 1) relates to 'Sustainable Transport' and states that development should include appropriate car parking provision, having regard to (amongst other provisions):

- Parking standards, to be published as a Supplementary Planning Document;

## **4 Other Material Considerations**

### **National Planning Policy Framework**

- 4.1 The National Planning Policy Framework seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of delivering self-build housing, securing high quality design and supporting the transition to a low carbon environment. The content of the NPPF has been taken into consideration in the preparation of this application.

### **South Derbyshire Design Guide (2017)**

- 4.2 The adopted Design Guide provides guidance aimed at securing the delivery of high quality design within the District, and includes specific guidance in respect of maintaining local character, and safeguarding residential amenity. The content of this document has been taken into consideration in the preparation of this application.

## **5 Planning Assessment**

### **Principle of Development**

- 5.1 Planning permission has previously been granted for the extension and alteration of the existing dwelling, including the erection of a detached tandem double garage. The approved scheme included the raising of the ridge line and the insertion of dormer windows to create a one-and-a-half storey dwelling.
- 5.2 The applicant has subsequently deviated from the approved plans by wrapping a new skin of brickwork around much of the exterior of the dwelling, along with an associated insulation cavity, with a view to improving its thermal performance.
- 5.3 The resultant dwelling is consequently larger in footprint and also taller in height than the dwelling that would have otherwise arisen as a consequence of the works approved under application DMPA/2020/0769. The Local Authority regard the works undertaken on site to be tantamount to the construction of a new dwelling.
- 5.4 The application site is located within the defined settlement boundary of Swadlincote wherein the principle of erecting new dwellings is acceptable. The erection of a self-build dwelling on this site is therefore wholly consistent with the provisions of policies S1, S4 and H1 of the South Derbyshire Local Plan.

### **Design and Layout**

- 5.5 The application site occupies a corner plot location with the carriageway of Beech Grove flanking its northwestern and southwestern site boundaries. It is located in a part of the built-up area where a mixture of bungalows and one-and-a-half storey properties can be observed, including numerous instances where such properties sit juxtaposition to one another. As a consequence it is

commonplace within the locality to observe dwellings that have ridge heights different to one another.

- 5.6 The original dwelling on the site comprised a detached bungalow, but benefits from an extant planning consent for the erection of side and rear extensions, along with the raising of the roof of the dwelling and the insertion of dormer windows (Application DMPA/2020/0769 refers).
- 5.7 The principle of raising the ridge height of the property and inserting dormer windows, such that it become a one-a-half-storey property, has therefore already been established. The previous application also established the principle of erecting a detached tandem double garage on the site.
- 5.8 The resultant dwelling arising from those previously approved extensions would have had a footprint of 121.38m<sup>2</sup>, with a gross internal floor area of 189.36m<sup>2</sup>. Its ridge height was to stand at 6.2 metres. By contrast the self-build dwelling now partly under construction on the site will have a footprint of 138.24m<sup>2</sup>, a gross floor area of 223.26m<sup>2</sup>, and a ridge height of 6.5 metres.
- 5.9 Whilst the new dwelling will be modestly larger than the previously approved development, it will continue to sit comfortably within its plot, sitting no closer to the northeastern site boundary than the existing dwelling, and will respect the building line established by nos.4 and 5 Beech Grove. Its ridge height will furthermore sit just 0.4 metres taller than the approved scheme, and 0.2m shorter than the original proposals submitted under application DMPA/2020/0739 before they were amended.
- 5.10 The northwestern elevation of the resultant dwelling will project modestly closer towards the highway than the existing property, but this is not considered to be materially harmful to the character of the area, which already exhibits properties that have a staggered building line. In views on approach

along Beech Grove, the dwelling will appear no more harmful within the streetscene than the scheme previously approved by the Local Authority under application DMPA/2020/0769.

- 5.11 The dwelling will continue to be finished in red/orange facing brickwork with a grey/brown pantile roof to match that of the original property such that it will be in keeping with the palette of materials exhibited both on suite, and within the wider surrounding area.
- 5.12 The proposed detached garage similarly reflects the general siting and external appearance of that which was approved previously, but will sit at a modestly lower level such that it will not stand any taller than that of the approved garage. It will sit no further forward within the site, with the modest increase in its size accommodated to its side and rear. No material harm to the character and appearance of the surrounding area will arise as a consequence.
- 5.13 In consideration of this matter one also needs to weigh into the balance the benefits of the development in terms of reducing carbon emissions. Paragraph 161 of the National Planning Policy Framework confirms that

*“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”*

5.14 Paragraph 168 of the National Planning Policy Framework adds that:

*“Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

5.15 The aforementioned provisions of the National Planning Policy Framework are enshrined within Policy S3 of the Local Plan which confirms that the Council will support developers in bringing forward more sustainable homes and commercial properties by supporting the Governments drive towards improved housing standards including in respect of access, space standards, security, water and external waste storage where specific justification exists for seeking higher standards locally than set out in Building Regulations.

5.16 The existing dwelling has a poor level of thermal efficiency with very thin walls and no insulation. It has an EPC rating of D. The works that to wrap a brick skin around the exterior of the building, including the provision of a cavity for insulation will, once completed, result in a significantly better degree of insulation and thermal efficiency than the existing dwelling. Such benefits carry significant weight in favour of planning permission being granted.

5.17 Having regard to the considerations set out above it is concluded that the proposed development will not give rise to any materially greater harm to the character and appearance of the surrounding area than that which has been previously approved under application DMPA/2020/0769. The proposed development is therefore concluded to meet the requirements of policies BNE1 and S3 of the Local Plan (Part 1) in this regard.

### **Residential Amenity**

- 5.18 The nearest neighbouring occupiers to the proposed development are no.2 Beech Grove to the northeast of the site, and no.4 Beech Grove to the southeast. In assessing the impact of the proposal on residential amenity, regard must be given to the extant permission on the site.
- 5.19 Whilst the proposed dwelling will have a larger footprint and taller ridge height than the dwelling that would have otherwise arisen as a consequence of the previously approved application on the site, the increase in size that has arisen is only modest in nature.
- 5.20 The development will not give rise to any conflict with the 45 degree standard or contravene any of the minimum interface distances set out within the adopted Design SPD in relation to the neighbouring properties, and consequently it is concluded that the proposal is in accordance with the requirements of policies SD1 and BNE1 of the Local Plan (Part 1).

### **Highway Safety**

- 5.21 The site benefits from a generous parking area to its site frontage with space for the parking of at least three vehicles. The proposed garage will also provide opportunities for the parking of one further vehicle, accessed via a new driveway along the southwest site boundary which is in the same position as the one previously approved under application DMPA/2020/0769. The garage will also provide space for the storage of domestic paraphernalia.
- 5.22 The Local Authority has not published any car parking standards, but the standards published by Derbyshire County Council dictate that dwellings with up to three bedrooms should be provided with two off-street parking spaces. The submitted proposal comfortably meets this requirement, and thus derives no conflict with the provisions of policy INF2 of the Local Plan (Part 1).

## 6 Conclusion

6.1 The submitted proposal amounts to a sustainable form of development having regard to the following conclusions:

- The site is located within the defined settlement boundary of Swadlincote wherein the principle of erecting self-build dwellings is wholly acceptable.
- The design and layout of the development is in keeping with the character and appearance of the surrounding area and will have no materially greater impact than the extant permission on the site.
- The proposal will not have an adverse impact on neighbouring residential amenity.
- Adequate off street parking will be maintained on site to meet the Derbyshire County Council Car Parking Standards, and no harm to highway safety will arise. .

6.2 The proposed development is consequently held to meet the requirements of policies S1, S3, S4, H1, SD1, BNE1 and INF2 of the South Derbyshire Local Plan (Part 1), and guidance contained within the National Planning Policy Framework and the adopted Design Guide.