

Demolition of part of existing Residential Building

And the Construction of a New Dwelling

At

Tissington House, Church Broughton Road, Foston.

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Introduction

This statement has been prepared in support of a full planning application for the demolition of part of Tissington House and the creation of a new dwelling.

Tissington House is located on Church Broughton Road, Foston, to the north of the Derby Road, and is crossed by Breach Lane. To the north of Breach Lane there is a continuous line of dwellings on the east side up to the old Boat Yard which is a commercial site. Beyond that are a small number of dwellings and access to two farms. Tissington House is next door but one, to the south of the Boat Yard

Tissington House is a relatively modern brick and tile house that has been extended and altered a number of times. Attached to the north of the house are two large garages with mainly flat roofs and linked to the main dwelling with a utility room and a cloak room. There is a high parapet wall to the street scene which hides the flat roof and two-storey-extension to the back. A single storey hipped roof, porch extension has been built in front of the parapet wall. The first-floor element at the back of the garages provides a self-contained room. This has angled walls that are clad in tiles.

The scheme is to remove the garages and the two-storey extension and build a new detached three-bedroom dwelling. This is to provide an independent dwelling for the owners' son within the site of Tissington House.

Location

Foston is a hamlet in the Foston and Scropton civil parish of South Derbyshire, about 12 miles west of Derby. The area has been split by the A50 with number of small scattered settlement groups. One group is north of the A50 along the Foston Road, and the second area to the south of the A50 and north of the A511 Derby Road.

Foston has a population of just short of 1,000 inhabitants. There is an industrial park to the north of the A50.

Foston is within the Hilton Policy Area and under the Settlement Hierarchy is classified as a Rural Village. Rural Villages typically have a small population and limited services and facilities and are considered unsuitable for development of any significant scale and are only capable of supporting limited growth. The policy does allow limited infill and conversions. A new dwelling in this location is infill.

The site is not in an area likely to flood as identified by The Environment Agency Flood Map.

The Design

The design is for a traditional two storey brick dwelling with a tiled roof and a simple symmetrical elevation to the street scene. It is set back from the road, maintaining existing parking and relating to the retained element of the existing dwelling. Sash windows on the front complete the traditional design.

The design will enhance the street scene, being a positive element within the built form.

The Layout

The new building will be in keeping with the existing buildings and is infill between two, two-storey dwellings.

It is related to the existing building being set back from the road and has the same eaves height as the existing building.

It is intended to keep the back garden as one open space so that both dwellings have the benefit of the open space with mature trees and landscaped pond.

To the front of the building the existing parking area will be extended to have two parking spaces with 2m x 2m visibility splays. Tissington House already has the benefit of a large detached garage to the south of the site behind the dwelling. There is a large parking/turning area.

Scale

The scale of the building is in keeping with the existing buildings being a two-storey building between two-storey buildings. The ridge height is set between the ridge heights of the adjacent buildings.

The existing part of the building to be demolished is part single and part two storey. The two-storey element is out of step and character with the main and adjacent buildings.

The area of building to be demolished is 154m² and the new building will be 164m² a small increase of 6.5%.

Landscaping

The existing landscaping is already well established on the site as a whole and will be maintained as such serving both dwellings.

The frontage will be hard landscaped to form two parking spaces.

Access

There is an existing vehicle access for parking directly off the road and it is intended to retain this and increase it to provide two parking spaces with 2m x 2m visibility splays. This will improve safety along this section of road where there is no pavement. As the road is a cul-de-sac traffic is limited so would not be detrimental to road safety.

Conclusion

The existing building presents an unattractive frontage to the street scene with awkward visual elements.

The scheme will provide a cost-effective dwelling for the applicant's son and maintain the close family relationship.

The new building is in character with the general area and is well related to the existing buildings.

The dwelling is infill between two buildings and on a part of the site already built upon.

Small scale infill development is acceptable in Rural Villages.



View to road showing parapet wall with hipped porch extension



Back view with first floor extension over garage