**From:**clerk@hazelwoodparishcouncil.org.uk
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**To:**Development
**Subject:**Planning feedback AVA/2021/0842

History of Planning at the site ( Over Lane Farm Hazelwood ) reaches back to 14/03/2018 when , following the refusal by AVBC of an Application at the site , the Inspector allowed an Appeal ( APP/ M105 /W /17/3189484 ) on the grounds that the adverse impact of two new dwellings on the site would be offset by the accompanying removal of some semi-industrial structure associated with a business run at the site in earlier times . The Inspector did, however, direct that the the new dwellings should be of modest size and scale that could be comfortably assimilated into the landscape without the layout appearing overly intensive or intrusively suburban .

A subsequent Application at a reserved matters stage ( AVA/2020/0186 of 21-02-20 ) , for a dwelling of scale and proportion greatly beyond the modest structure defined by the Inspector , was approved .

A further Application , AVA/2021/0842 was submitted in July 2021 , incorporating proposals for further increases in size , scale and footprint of the dwelling . An additional lower ground floor level was included at the rear of the property and a pitched roof added to the ( previously proposed flat roofed) garage . The Parish Council s response to this proposal ( 1143963 of 15-09-21 ) recommended the refusal of the Application on the grounds of it being overly intrusive into the landscape , unsympathetic to the built environment along Over Lane , and it being environmentally harmful to the Over Lane settlement . There is no record of AVBC having made a formal determination on this Application .

version 2 of 2021/0842 now proposes further increases to the size and scale of the original Application. The ground floor level now carries a large terrace area which extends above the lower ground floor footprint . The gable heights of both the front and rear elevations has been increased .

We now foresee a dwelling of size and scale which has crept far beyond the modest size and scale foreseen by the inspector in 2018 , and now presents a threat to the proportions of the local built settlement of Over Lane Farm , The Deer Leap and beyond . And we are still not informed regarding the proposed materials to be used.

The Hazelwood Village Design Statement ( VDS ) notes that the settlement at Over Lane forms a distinctive group of converted farm buildings and modest houses with a recognisable common character , generally in traditional stone and tile construction. The VDS aligns with the direction expressed in the NPPF paras 128 and 129 .

Both the Hazelwood Neighbourhood Plan and the Amber Valley local plan 2006 seek to protect and enhance the quality of the built environment, and to balance sustainable development with the general aim of safeguarding the rural character.

If the present proposal ultimately carries the materials as proposed in the original Application of 2021 , these will be ashlar natural stone , buff facing bricks and clay plain tiles Hawkins smooth Blue . Door and window material is Aluminium , composite and powder coated .

No attempt has been made by the developer to present a Visual Impact Statement based on the size , scale and materials to be used . This is a simple tool which can be responsibly used to measure the impact of scale and materials upon a rural environment such as is tabled in the HNP VDS to define the Over Lane Settlement .

The various iterations of this Application have shown a clear creep in size and scale to a point way beyond the modest structure , sympathetic to the landscape , directed by the Inspector in 2018 . There seems a clear intent to drive size at any price into new dwellings , irrespective of the HARM caused to the local built environment with it s established visual relationships .

The PC recognises that design and materials will change over time in respect of buildings as with other commodities . It is reasonable to expect , however that the changes will be sympathetic to ( not necessarily replicating ) those existing neighbouring designs and materials . In this way the aspirations of rural communities for gradual change in their settlements will be respected .

This Application threatens the built and natural balance of the existing settlement on Over Lane . There is the barest reference to the Visual Impact of the Application to that settlement , and no visual data by way of Dwgs or photos to help evidence the Impact , and to demonstrate concern for the Environmental unsustainability which the Application threatens to bring

Summary :

The Application fails NP1 a) b) and c) of the Hazelwood Neighbourhood Plan , being unsympathetic to the rural character , bringing adverse Visual Impact to the neighbourhood , and being harmful to the intrinsic local character . Also LS1 c) , by failing to protect the quality of the built and natural environment.

It further fails NP2 , in that it fails to reflect, preserve and enhance the locally distinctive design attributes and characteristics of the Parish as detailed in the VDS . Also LS1 a) , not being well related to existing patterns of development .

The proposal has been developed over time from a modest form as directed by the Inspector into a dwelling of size and scale inconsistent with that direction , the process being without appropriate controls. The present form is unacceptable as per the paragraphs above .

Hazelwood Parish Council respectfully submits that the Application should be refused.

Kind Regards

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[redacted]