PLANNING APPLICATION for a NEW DWELLING on land adjacent to 2 KINDER CRESCENT - BULLBRIDGE

Historic Impact Assessment.

This statement covers the key criteria involved in the design process, and the principles upon which the scheme is based.

APPRAISAL of APPLICATION SITE and its SURROUNDINGS

The application site comprises approximately 381m2 of vacant land, which is located to the south west of 2 Kinder Crescent in the sustainable settlement of Bullbridge. Kinder Crescent is accessed off Bullbridge Hill which links onto the A610 to the south. The A610 connects directly to the A38 to Derby and the M1 motorway. The Ambergate railway station provides hourly services to Nottingham and Derby and therefore the site is well connected to the transport network.
The site is currently unused and consists of overgrown scrubland with limited features on site. It is set slightly lower than the footpath and the boundaries are generally walls and fences.
To the north west of the site is Canal Inn public house which is a Grade II listed building. This is in the process of being upgraded. To the south west are some Grade II listed cottages.
To the north west of the Canal Inn is a recently completed residential development and immediately north is another development under construction. To the east and the north of the site are a mixture of two storey semi-detached and detached dwellings of various shapes and sizes generally constructed in masonry with concrete roof tiles.

PROPOSAL

This statement accompanies a Full Planning Application (AVA/2022/0464) for the erection of a dwelling. Access to the site is proposed to be gained from Kinder Crescent. The application documents include a proposed site layout which identifies the access and appropriate visibility splays. The scheme also includes revised parking spaces for the existing dwelling.

AMOUNT/LAYOUT

The layout plan submitted with this application indicates a scheme for one detached dwelling.
Its size reflects a gap in the local housing requirement given that the local area is beginning to become saturated with executive four and five bedroom houses. This dwelling should be more affordable and appeal to second time buyers.

The simple form and design of the dwelling is in keeping with the character of the area and should ensure no detrimental impact upon the setting of the adjacent listed buildings.
It is anticipated that it would be constructed in natural stone on all visible elevations and a good quality facing brick on the rear elevation. Plain roof tiles, upvc windows and doors, and upvc rainwater goods on rise and fall brackets are also proposed. Cues for the style and proportion of these materials have been taken from the listed cottages.

The dwelling has been positioned to have as little impact as possible on the adjacent properties and their private gardens. There should be no issues regarding distances between habitable room windows to any surrounding dwellings and the proposals generally achieve the privacy distances required by this Authority.
It will have a reasonable amount of private garden space commensurate with properties of this size.
The proposed off-street parking provision will meet the Highway Authority's requirement for both the new dwelling and No. 2 Kinder Crescent.

It has been established that there are no restrictions to the site with regard to public footpaths.
A Flood Risk Assessment was deemed un-necessary as the site is not situated within a Flood Risk Area.
It is not considered that this site is of particular ecological importance.
Likewise, the land is not contaminated so a Contamination Survey has not been carried out.
The impact of the development should not significantly alter the local noise climate or local lighting levels. Refuse collection and recycling will be the same as for the adjacent dwellings.

RELEVANT PLANNING POLICY

This proposal is considered against saved Policies LS1, LS3, H12, T1, EN24 and EN30 of the Amber Valley Borough Council Adopted Local Plan 2006.

POLICY LS1 states (amongst other things) that proposals for development should be located taking account of the following sustainability criteria by:

- *being well-related to existing patterns of development*
- *protecting and enhancing the quality of the built and natural environment*
- *minimising the need to travel between home, work and other activities and providing opportunities for journeys other than by car*
- *managing waste generated from the construction and occupation of, and operations resulting from new development*

POLICY LS3 states that the Borough Council will require development proposals to reflect the principles of good design, by:-

- *conserving or enhancing the quality and local distinctiveness of the natural and built environment*
- *respecting the character of the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style, materials and landscaping*
- *taking account of the relationship between the development proposals and neighbouring buildings, and the spaces between and around those buildings*

POLICY H12 states (amongst other things) that in considering applications for housing development, the Borough Council will require that the proposals:-

- *are in scale and character with their surroundings*
- *have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe*
- *provide adequate amenity space for each dwelling unit*
- *do not unduly affect the amenities or privacy of adjoining or adjacent properties, including through loss of light, overshadowing or overlooking*
- *provide satisfactory access to the transport network*

POLICY TP1 states that in considering all development proposals, the Borough Council will require that:- satisfactory access can be obtained to the transport network

- *any additional traffic movements likely to be generated by the development can be satisfactorily accommodated on the transport network*

POLICY EN24 states that development proposals for new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function

POLICY EN30 states that planning permission will not be granted for development proposals that would result in disturbance to, or adverse impact upon a Scheduled Ancient Monument or their setting or any other known heritage features of major importance.

The application site is located to the south east of the Canal Inn Public House which is a Grade II listed building, listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
This building was listed in 1988 and consists of an early 19th century rendered stone, three storey building and is considered to be the significant property likely to be affected most by the proposal.

The listing identifies that the property incorporate three steps up to central plain doorcase with bracketed stone hood and C19 ½-glazed door. To either side, 16-pane sashes in plain raised surrounds, two similar sashes above and 2 C20 casements in similar surround above again. There are partly blocked 2-light flush mullion staircase window to east wall.
The listing states that the building was probably built to serve the 1792 Cromford Canal, which is adjacent to it.
To the west of the main public house building is the car park serving the public house which is formed in tarmac. Leading from the car park is an access to a residential development currently under construction. The southernmost boundary of the application site adjoins the boundary with the car park serving the Canal Inn.

Following an initial assessment of the site and the immediately surrounding area, it is clear that there is no one single locally distinctive architectural style. Development to the east and north of the application site consists of modern, 20th century housing of limited architectural or historical importance.
The area in which the site is located consists of a predominantly residential area with the exception of the adjacent listed public house.
Although the area consists of dwellings of limited historical or architectural importance, the proposed dwelling has been designed to reflect and positively contribute to the character of the area.
It is considered that the massing of the proposed dwelling in terms of ridge and eaves heights will be in keeping with the existing dwellings within the immediate area. Furthermore, the design details of the dwelling and the materials to be used during the construction have been given careful consideration in order to reflect and compliment the adjacent listed buildings.

In terms of the layout, the dwelling has been sited with good separation between the side elevations and the site boundary. The existing boundary walls and hedging will be retained and reinforced with additional soft planting in order to have a positive impact upon the setting of the listed building.

In conclusion, it is considered that it has been demonstrated that this site can be developed without the proposal having a detrimental impact upon the setting of the adjacent Grade II Listed Canal Inn or cottages..
It is considered that the application as submitted would be compliant with Policies EN24 & EN30 of the Amber Valley Adopted Local Plan.

SUMMARY

The content of this statement has demonstrated that the proposed scheme represents a sustainable form of development in the settlement of Bullbridge. This is vacant land prime for a development of this nature.

It represents an opportunity to deliver a high quality and appropriately designed dwelling, which will enhance and integrate well with the existing character of the local area.

The standard of design is high, should complement the scale and style of the adjacent dwellings, and will not unduly affect the amenities or privacy of any adjacent properties.

As such, it generally accords with the Saved Policies set out within the Local Plan.