Wakebridge Estates

19 Western Avenue, Swanwick

Design and Access Statement

Prepared on behalf of Chevin Homes (Developments) Ltd
February 2026

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Site Context and Analysis

This statement has been prepared in support of a full planning application by Chevin Homes (Developments) Limited for the construction of a single-storey dwelling at 19 Western Avenue, Swanwick.

Swanwick is a sustainable settlement as confirmed by Policy H3 of the Local Plan. There are a range of local amenities within walking distance of the site, whilst it is in close proximity to the A38, M1 which facilitate access to major settlements such as Alfreton, Chesterfield or Derby.

19 Western Avenue is a typical three-bedroom semi-detached dwelling situated on an expansive corner plot. The garden space is largely redundant and neglected, a timber garage occupies part of the site. To ensure the most efficient use of land, the applicants propose to construct a three-bedroom bungalow on the site.

The surrounding dwellings are predominantly two-storeys and are constructed of red/orange facing brick with grey concrete tiles.

There are no specific planning policy designations for the site. There are no Tree Protection Orders.





Top: View of the application site, showing the outbuilding to be demolished.
Bottom: View of 19 Western Avenue from the site entrance.

The Proposed Development

Design

The proposed dwelling of single-storey, with an eaves height of 2.7m and a ridge height of 5.67m. The dwelling will contain two bedrooms, 2 bathrooms, a study, a shared living-kitchen-dining area and an attached single garage. The dwelling will be constructed of facing red/orange brickwork with a grey tile roof as per the surrounding dwellings. The dwelling will comply with the Nationally Described Space Standards

There will be a small patio and pathway around the dwelling, the landscaping will otherwise remain as maintained garden. The garden will be split by a new closeboarded timber fence along the boundary between the existing and proposed dwellings.

A timber garage outbuilding will be removed to facilitate the proposal.

Access

The dwelling would use the existing driveway serving 19 Western Avenue and parking would be provided for at least two cars, with retained parking for No. 19 for at least two cars, as required by the Local Highway Authority's Adopted Parking Standards document.





Top: Extract from the Site Block Plan as proposed.
Bottom: The proposed front elevation (facing south-west) of the proposed dwelling.

Planning Policy Context

Amber Valley Borough Council Local Plan (2026)

Policy EN15 states:

"All development proposals should:

a) create high quality, sustainable and connected places that reflect the local character in terms of height, scale and massing, density, layout and use natural and high quality materials
b) contribute to the local and distinctive sense of place, which varies across the Borough; this shall be supported by an understanding of context through site analysis and demonstrating how this has informed good urban design principles which recognise sense of place and consider safety, residential amenity and sustainability
c) be located in accessible locations which maximise or improve the opportunities for active travel through the provision of direct, safe and attractive pedestrian and cycling routes and the use of public transport to enable car-based travel to be reduced
d) create inclusive places for all demographics of people; through considered use of materials to accommodate a range of mobility; sufficient widths of pedestrian and cycle routes; places to rest; lighting for safety; and places which are easy to navigate (with orientation points)
e) make the most effective use of land, maximising the use of previously developed land where appropriate ensuring that densities are optimised; safeguarding natural resources, including high quality agricultural land, geology, minerals, air, soil and water, through initiatives such as the use of water butts, grey water recycling and anaerobic digesters
f) contribute to mitigation of and be adaptable to the effects of climate change, including through the use of modern methods of construction and maximizing the use of materials with low embodied energy
g) be maintainable, durable and adaptable
h) not unduly affect the amenities or privacy of adjoining or adjacent properties, including through loss of light, external noise, external lighting, overshadowing, overlooking, or by residential tandem development immediately behind existing properties sharing the same access
i) provide satisfactory access to the transport network and provide necessary improvements to the network to accommodate traffic generated by the development
j) promote health, well-being, social and civic inclusion through the overall design of development and by enhancing existing and/or providing public open space, sports and recreational facilities where appropriate
k) give due consideration to active design principles such as those developed by Sport England to create the right conditions for individuals to be able to lead active and healthy lifestyles
l) avoid the development of existing open land that has amenity value, where this contributes to the visual character of the surrounding urban area and where built development would be visually inappropriate m) provide high quality public realm and recognise the importance of space between and around buildings, taking opportunities to making improvements to biodiversity where possible
n) provide sufficient outdoor space for residential development
o) in respect of residential development, provide adequate space for the storage of recycling (including community recycling schemes where appropriate) and access for refuse collection vehicles
p) in respect of commercial development, provide adequate space and access for service vehicles, which is proportionate to the use of the buildings and is not detrimental to the public realm. New delivery/plant areas should be appropriately located to minimise the impact associated with noise on proposed/existing sensitive receptors.
q) recognise the importance of conserving heritage assets and their setting and be designed to respect their significance and local context
r) retain existing trees and hedgerows and incorporate new trees and hedgerows where possible, including new streets

The Borough Council will require all new housing development to be in accordance with Nationally Described Space Standards at a density that respects the character and appearance of the locality and makes the most effective use of land, unless it can be demonstrated that there are significant constraints to development, or where the circumstances provide the opportunity to improve the character of the area through development that is at a density that differs from existing development."

Amber Valley Borough Council Local Plan

Policy EN1 states:

1. Unless it can be demonstrated that the nature of the proposed development precludes it, all development proposals will be required to maximise opportunities to reduce emissions and meet the Government's net zero target by:-

a) reducing embodied carbon through the reuse of the existing buildings and materials on the site, where possible,
b) demonstrating the use of sustainably sourced materials in construction,
c) using design and location to minimise travel distances and incorporate opportunities for sustainable modes of travel, such as walking and cycling,
d) reducing energy consumption through construction by having regard to landform, layout, building orientation, massing, landscaping and by following the Energy Hierarchy,
e) generating and using energy from renewable or decentralised energy sources - where this is not practical at the time of construction, proposals must demonstrate that the buildings are 'net zero ready' and able to incorporate renewable energy solutions in the future,
f) retaining existing trees and hedges wherever possible,
g) protecting and where possible enhancing land that acts as a carbon sink, such as woodland.

2. Unless it can be demonstrated that the nature of the proposed development precludes it, all development proposals will be required to incorporate measures to help to mitigate and adapt to the impacts of climate change and to take the opportunity to provide gains for nature, and the health and wellbeing of residents. The following will be sought where appropriate:
a) the provision of multi-functional green infrastructure, with climate change mitigations such as street trees and hedges for shading and rain gardens for surface water drainage,
b) water management solutions such as including natural flood management, green roofs and grey water recycling, and adherence to the Drainage Hierarchy, and to ensure the use of Sustainable Drainage Scheme (SuDS) wherever practical,
c) measures to reduce surface water and other types of flood risk to the site and beyond and taking the opportunities to improve water quality wherever practical,
d) measures to avoid overheating including through orientation and design.

3. All development proposals will need to demonstrate how climate change issues have been considered through the submission of a climate change assessment in conjunction with a planning application.

4. All proposals for new dwellings will need to: a) meet the water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended.

Policy SS3 states:

"The primary focus for new development will be in and around the four urban areas of Alfreton, Belper, Heanor and Ripley (as shown on the key diagram) and land within Amber Valley adjacent to the urban area of Derby City where accessibility to strategic transport networks and public transport is good and the greatest potential exists to maximise accessibility to job opportunities, shops, services and other facilities, and to create new neighbourhoods with supporting infrastructure.

The secondary focus for development will be in and around the key villages, at a more limited scale, compatible with the more limited range of public transport accessibility, job opportunities, shops, services and other facilities in these locations.

In 'Other Villages and Settlements', development will be limited to a smaller scale of development, whilst any development in the countryside will be restricted so as to be consistent with the type of development envisaged by national policy and the other policies in this plan.

Development that would result in disproportionate growth of any of the settlements, or conflict with the function and position of a settlement within the hierarchy, or that cannot be supported by the necessary infrastructure or would result in a loss of services and facilities which are considered to be key to supporting local communities will be resisted"

National Planning Policy Framework

Paragraph 8 of the National Planning Policy Framework states:

"Achieving sustainable development means that the planning system has three 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):

a) 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;
b) 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
c) 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."

Paragraph 73 states:

"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes."



Right: Extract from the Local Plan Policies Map.

Planning Assessment

There are no specific designations which preclude development on this site, which is within the built framework of Swanwick, a sustainable settlement as defined by Policy SS3 of the Local Plan. Paragraph 73 of the Framework acknowledges the positive impact of small windfall sites in contributing to the local housing supply. The provision of an additional dwelling on this site therefore should be supported in principle.

The proposed dwelling is to be single-storey and is of a conventional appearance, in facing brick and with a tiled roof, in keeping with the surrounding dwellings. There is no concerns relating to loss of light, overlooking or visual intrusion. The dwelling accords with the NDSS. The proposal complies with Policy EN15 of the Local Plan.

Sufficient amenity is provided for both the existing dwelling and the proposed dwelling, with rear garden areas of 230sqm and 115sqm which are considered more than adequate for dwellings of this size. Garden depths exceed the 10.5m minimum required by the LPA's adopted SPD.

Adequate parking space is provided, with a minimum of two parking spaces per dwelling, in accordance with Derbyshire County Council's Adopted Parking Standards. The site is accessed off a minor cul-de-sac and there are no issues which would substantiate grounds for refusal on the basis of highway safety.

A preliminary ecological appraisal has been prepared by Eyebright Ecology which concludes that there will be no adverse impact upon protected species as a result of the proposal. The proposal will result in a Biodiversity Net Gain as required by the Environment Act 2021.





Top: View of the rear of 19 Western Avenue, showing the garden to be retained by that dwelling.
Bottom: View of the application site from the rear looking towards the site entrance.

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