Philip C. Anthony

Building Services Consultant

40 Uttoxeter Road
Mickleover
Derby
DE3 9GE

Tel/fax: (01332) 513539 mobile: 078 701 48111 e-mail: philip@pcac.wanadoo.co.uk

Borough Development Department
Amber Valley Borough Council
PO Box 18
Town Hall
Ripley
DE5 3SZ

Our Ref: MS/001/PCA

Your Ref:

Date: 20 March 2026

Re: **Proposed Outline Application Adjacent Keepers Cottage/Sports Ground Mugginton Lane End Weston Underwood Derbyshire DE6 4PP**

DESIGN and ACCESS STATEMENT
INCLUDING HERITAGE STATEMENT

This DAS is made in support of an Outline Planning Application for single dwelling with all matters reserved at the above location. An indicative outline of the proposed dwelling is included with the application to show how it would sit within the proposal site.

The applicant Mr M Sheehan is registered on the Self-Build/Custom House Building Register for Amber Valley and the dwelling would be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the 2015 Act. Mr Sheehan would have primary responsibility for the design and layout of the dwelling with the intention to live in the dwelling with his wife for the foreseeable future and at least 3 years in compliance with the 2015 Act. Mr & Mrs Sheehan are wanting to downsize from Keepers Cottage with its number of outbuildings and large land area and see this as an opportunity to do so while staying within the area they so much like.

SITE

The proposal site is located within the Ravensdale Park and its Ancient Monument 200m Buffer that would not be impacted by this proposal. The site is not green belt and is located south of the sports ground a short distance of 180m along the surfaced track to Keepers Cottage. There are two dwellings located on the north side of the track entrance off the main road Park Edge and Candleford Cottage with additional dwellings to the north. The area of the proposal site is part of a grassed field in the ownership of the applicant with the boundary to the sports field being a timber post fence. There are no trees or hedges presently within or

close to the site, only grassed fields.

APPEARANCE

The proposal would be constructed in the cottage style with all materials selected to reflect its countryside setting.

ACCESS

Access for pedestrians and vehicles would be via the existing wide surfaced drive from the main road that serves Keepers Cottage. Exiting the proposal site is in an area where visibility is on a straight section viewing in either direction 80m to 100m. Access and exit from the main road is above the requirements of the 6C's Design Guide.

SUSTAINABILTY

The site is part of the grassed field of land in the ownership of the applicants with the indicated site suitable for development of a single dwelling. Although located in the countryside there are a number of dwellings within the immediate vicinity. The village of Weston Underwood is 1.5 miles distance and the large town of Ashbourn with its numerous shops, restaurants, public houses etc is 8 miles distance as is the city of Derby with its links to the M1, train station and East Midlands Airport.

The main road has bus stops within a couple of minutes walk of the junction of the access drive for buses to Derby.

The scale of the proposal will not put undue strain on the existing infrastructure and will provide one additional dwelling on the vacation of Keepers Cottage.

The build will be of high quality with particular emphasis on sustainability. Materials will be sourced locally and the build will incorporate insulation over and above the requirements of present building regulations, ground source heat pump, solar panels etc. Access and facilities for persons with disability would be in accordance with the requirements of Part M of the building regulations.

LANDSCAPE and VISUAL IMPACT

Although the site is level with only a grass surface enclosed in part with a timber post fence and exempt from the requirement of a BNG assessment landscaping will form an important part of the development site with trees, shrubs, vegetable patch etc. all forming part of the overall development. Reflecting its countryside setting, bird and bat boxes will be placed at strategic sites to encourage wildlife to the immediate area.

POLICY BALANCE and HOUSING SUPPLY

Although within the countryside the proposal aligns with NPPF Paragraphs 61 and 73 supporting delivery of small sites and boosting rural housing supply. The design of the dwelling will align with NPPF Paragraph 135 ensuring the development contributes positively to local distinctiveness and is of high architectural quality.

SUSTAINABILITY SUMMARY

This proposal will contribute to social, economic and environmental sustainability in delivering a new home, supporting rural housing objectives, reducing landscape harm and improving biodiversity on the site.

HERITAGE STATEMENT

The proposal site is located within the Ravensdale Park and its Ancient Monument 200m Buffer that would not be impacted by this proposal.

Although sited within the conservation area the proposal is not disproportionate to the size of the 5.67 Hectare land area within which the plot will be sited. The proposed dwelling would in relation to the site and the existing buildings within the locality sit comfortably within the overall site boundaries.

The visual amenity of the locality would be protected, and as there are no immediate neighbour's adjoining the site that is bordered by open countryside and a sports field, neighbouring property amenity is also protected