PROPOSED REPLACEMENT DWELLING, DETACHED GARAGE & OUTBUILDING at 15 STATION ROAD – DENBY

Brief Design & Access Statement.

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

APPRAISAL of the APPLICATION SITE and its SURROUNDINGS

The application site presently comprises a detached single storey dwelling set within a plot of approximately 871m2 in the settlement of Denby.
The dwelling is accessed from Station Road and the plot slopes down very gradually from north to south and from east to west.
It is bounded on each side by fences with a brickwork wall to the frontage and no rear boundary definition.
The adjacent dwellings are a mixture of detached and semi-detached single and two storey dwellings.

This current submission is being made because our clients have purchased the property, wish to demolish it, and seek to construct a replacement dwelling in its place.

PROPOSAL/AMOUNT/LAYOUT

This statement accompanies a full planning application for the complete proposal and, to confirm, there would be no increase in housing units on the site.

The site has been fully surveyed including levels allowing us to provide a finished floor level for the new dwelling which is the same as the demolished bungalow and follows as closely as practicable the existing topography of the site.

The scheme comprises a single storey dwelling with no rooms in the roof-space. It's frontage is on the same line as the existing dwelling although it will be slightly wider. Given the depth of the plot an increase in proposed floor area associated with a deeper dwelling is considered to be acceptable. It has been relocated to the north so as to be further away from the dwelling to the south although this property (No. 16) does not have any first floor habitable room windows facing back towards the site.
There are no habitable room windows on the side elevation of Orchard House (to the north) so it is considered acceptable to slide the dwelling closer to that boundary.
Consideration has been given to the roof of the proposed dwelling in relation to the closest rear bedroom window position of Orchard House. A 45 degree courtesy line has been drawn from that window across site and the proposed roof slope is on the downward slope where the line crosses.
There is a substantial distance from rear habitable room windows to the rear boundary and the same from the front elevation habitable room windows to Station Road.
As such the scheme will not unduly affect the amenity or privacy of any adjacent properties.

There is no consistent style of dwelling in the locality but our client's brief specifically requested a single storey dwelling thereby ensuring it reflects the theme of the existing dwelling albeit with a larger footprint.
We therefore consider this scheme to be the most suitable for the site and in keeping with the surrounding properties and character of the area.

Elevations will be constructed in blockwork and render except for the projecting entrance hall which will be constructed in dark coloured slate slips.
The fairly simple design and use of a combination of materials takes cues from several dwellings in close proximity.
Roofs are proposed to be covered in natural slate and windows & doors are proposed to be in anthracite grey powder coated aluminium. We consider this to be a suite of high quality materials.

It has been established that there are no restrictions to the site with regard to public footpaths.
The impact of the development should not significantly alter the local noise climate or local lighting levels.
Refuse collection and recycling will remain the same.

ACCESS AND PARKING

Upon receipt of comments from the County Highways Office the access, visibility & parking has been amended and the latest revised site layout drawing sent back for re-consultation.
The existing vehicular access, dropped kerbs, and visibility splays will be utilised for this scheme with a new frontage boundary wall constructed at the back of the footpath.
The new slightly modified low level walls either side of the drive, constructed to accommodate a sliding gate, will provide some form of pedestrian intervisibility on both sides which will be an improvement.
Two off-street parking spaces are provided for the dwelling sized at 2.4m x 5.0m with sufficient turning area also provided.
Secure cycle storage has been included within the garage with an EV charging point also denoted.

We anticipate that the proposed parking/access arrangement is now satisfactory.

RELEVANT PLANNING POLICY

The site lies within Denby which is described as a key village in the settlement hierarchy in Policy SS3.
As a self build proposal it relates clearly to the separate housing policy H7 supporting custom build dwellings.
Self build dwellings are exempt from the requirements of Policy EN9.
Remedial and/or mitigating measures proposed by the Consulting Engineers following the intrusive site investigation with regard to suspected contaminated and/or unstable land ensure the scheme complies with the requirements of Policy EN11.
By utilising and slightly improving the existing vehicular access onto the highway network, by meeting the parking standards, and by providing secure cycle parking the scheme demonstrates compliance with Policy IN1.

APPLICATION PROGRESS

To date there have been no objections from any neighbours or the Parish Council. The Borough Council's Pollution Control department have stated they too have no objections.

Comments have been received and addressed from the County Highways department and from the County Archaeology Department. Although we await formal responses to the submitted information we do not anticipate any further objections from them.

The PEA and PRA sent with the original submission have been found by DWT to be acceptable. The requested further emergence bat survey has been completed and confirms no bats are present within the dwelling to be demolished.

A Coal Mining Risk Assessment and Phase I Contamination Report were sent with the original submission. The Phase I report outlined that an intrusive site investigation should be carried out. This has subsequently been done and has shown the site to be clear of any issues. This final report will be issued shortly for approval by the Borough Council's Environmental Health Department.

The above demonstrates we have taken a proactive response to all issues raised by consultees to date.

SUMMARY

The proposal is 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.
Minor changes to the frontage appearance are proposed and therefore the scheme will have no detrimental impact on the street-scene.
The standard of materials proposed is high, and they should complement the scale and style of the surrounding dwellings. The scheme will not unduly affect the amenity or privacy of any adjacent properties.
As such, it generally accords with the Saved Policies set out within the Amber Valley Borough Local Plan 2022-2040.