DESIGN AND ACCESS STATEMENT

Proposed Domestic Indoor Swimming Pool and Gym, Sauna and Hot Tub at Garner Lane Farm, Garner Lane, South Wingfield

Introduction

This proposal is for a swimming pool, sauna, hot tub and gym contained within a building attached to the existing building which houses stables,hay barn, tractor and implements store. This existing building was approved on 10th September 2009 under AVA/2009/0702.
The applicant was involved in a serious car accident leaving him with life changing injuries to his torso and arm. The proposed facilities are specifically aimed at providing him with the best facilities to aid his rehabilitation and ongoing recovery, although clearly they will also be of health and leisure benefits to his family.

Proposal

The proposed building is to be attached to the existing stables building and measures approximately 25.0m x 11.3m and 3.5m to eaves and 6.0m to the ridge.
The form, scale and materials are identical to the existing building, that is to say single storey with a pitched roof consisting of stone plinth to the walls with timber boarding above. The north west elevation gable has a large area of glazing and the south east elevation a glazed door entrance. The south west elevation has bi fold doors and two smaller windows. The roof is proposed to be clad in plastisol coated sheeting to match the existing stable building.

Planning Policy

Planning Law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Paragraph 11 of the National Planning Policy Framework (NPPF) refers to “approving development proposals that accord with an up-to-date development plan without delay; or where there are no development plan policies, or the policies are out–of-date, granting planning permission unless;

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;”

In terms of the Development Plan, the Amber Valley Borough Local Plan was adopted in March 2026.

Consequently, the following are considered relevant:

Policy SS9 - Countryside
Policy EN1 - Climate Change
Policy EN4 - Heritage Assets
Policy EN7 - Landscape Character
Policy EN15 - Quality and Design of Development

In terms of the National Planning Policy Framework (NPPF), the following paragraphs are considered appropriate:
Paragraphs 7 & 8 – Achieving sustainable development
Paragraph 11 – The presumption in favour of sustainable development

Considerations

The relevant policies referred to have limited reference to domestic extensions and more specifically buildings within the boundaries of domestic properties. The common tenet of these policies is that any new buildings should be in scale and character with the host dwelling and the surrounding area.
In this respect the scale, form and materials of the proposed building match that of the existing stable building. The dominant feature is the timber and stone walling, traditional materials to this rural location. Attaching to this building also consolidates the existing building group of the stable building, main house and garage and thereby minimising the impact on the surrounding countryside.
In terms of climate change policy EN1 requires all development proposals to maximise opportunities to reduce emissions to maximise opportunities to reduce emissions and meet Government's net zero target.
In terms of location, the property is an existing one located outside the settlement of South Wingfield. The siting of the proposal is in close proximity to the existing dwelling where no existing flora and fauna will be significantly affected and new hedge and tree planting will be provided to enhance and help assimilate the new building in it's surroundings.
In terms of materials, the building is to be largely constructed of timber which will be from responsibly managed forests to FSC standards. Local timber/ building suppliers will be used and surface water will be discharged via soakaways to the adjacent field.
Wingfield Manor and associated buildings are important heritage assets in the locality, however, the Manor complex is over 0.5 mile away and separated by significant tree cover and undulating topography. The intervisibility between the proposed building and the Manor complex is also interrupted by the stable building it will attach to, the main house and the garage building, consequently, the distance and lack of intervisibility, the proposal will not be seen within the wider setting of the Manor complex.

In the circumstances, the character of the Manor complex and its setting is considered to be preserved, however, should the Council consider the proposal results in less than significant harm the public benefits of the proposal are considered in line with para 8 of the NPPF. In terms of the economic benefits they would be the construction opportunities in a rural area in terms employment and locally sourced materials, the health and leisure benefits of the proposal in terms of social benefits and the quality of design and materials appropriate to this rural area in terms of the environmental benefits.

Given the above assessment, it is submitted that the proposal accords with established countryside policy and preserves the character of the Wingfield Manor complex and their setting.
No other considerations of acknowledged importance have been identified and accordingly the proposed development is considered to meet the sustainable principles advocated by both national and local planning policies.