Park Nook Cottage The Common, Quarndon, DE22 5LD

Section 55 Town and Country Planning Act 1990

Construction of part single/part 2 storey side and rear extensions together with construction of replacement garage following demolition of existing.

Planning Statement
Heritage Assessment
Design and Access Statement
Biodiversity Net Gain Statement

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Site Information

Consultant	Jonathan McDermott/Joseph Orbell
Client	Sylvie Snowling
Site Address	Park Nook Cottage, The Common, Quarndon, DE22 5LD
LA	Amber Valley
Description of Development	Construction of part single/part 2 storey side and rear extensions together with construction of replacement garage following demolition of existing.
Pathway (PD/Application/Appeal)	Householder Application

Constraints Review

Flood Risk Zone	1
Contaminated Land	No
Tree Preservation Order	No
Heritage Assets	Quarndon Conservation Area
Noise Abatement Areas	No
Explosive Hazard Areas	No
National Landscape	No
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	None relevant

Local Policy Requirements

Local Plan/Core Strategy	Amber Valley Borough Local Plan
Effective Policies in Development Control	SS1 - Presumption in favour of Sustainable Development SS8 - Green Belt SS9 - Countryside H3 - Housing Development in Countryside EN4 - Heritage Assets EN15 - Quality and Design of Development
SPG/SPD's	Residential Development

Planning History

Relevant History	AVA/2026/0506- Park Nook Cottage, 27 The Common, Quarndon, Derby Application for a Lawful Development Certificate for proposed installation of windows and doors to front and side elevation (Class A), Installation of velux windows to rear roof slope (Class C) and construction of porch to front elevation (Class D)
Report Date	12 October 2026

1. Introduction

1.1. The site, the subject of this application, relates to a detached cottage located on the west side of The Common. The existing cottage is in the Arts and Crafts style and within the upper extent of the Quarndon Conservation Area. The Cottage falls within Class C3.

1.2. The site is within the Quarndon Conservation Area and within the Green Belt.

About Town Planning Expert

1.3. Town Planning Expert is a general needs planning consultancy formed in 2012 and practising as a Chartered Planning Practice. Town Planning Expert is instructed to submit a planning application for development as set out below.

Our VICTORY © Framework

1.4. Our VICTORY Framework applies a policy, plan lead, approach to development with the intent of gaining planning permission in a manner that complies with National and Local Planning Policy in accordance with S38 of the Planning and Compulsory Purchase Act 2004.

The Development Proposed

1.5. This planning application follows an earlier application for the development within for the installation of windows and doors to front and side elevation (Class A), installation of velux windows to rear roof slope (Class C) and construction of porch to front elevation (Class D). These works were sought under the General Permitted Development Order 2015 and were considered lawful by the LPA.

1.6. This proposal consists of more substantial extensions to provide part single/part two storey additions to the property in order to improve its utility and provide a suitable sized family home. In addition the proposal seeks to demolish the existing garage and construct a new outbuilding for use as a garage.

Executive Summary

1.7. The LPA and National Decision Making Policies allow for additions to properties that are within the green belt and within a conservation area. This proposal seeks sensitive additions to the existing building which are reasonable and improve its ability to provide a suitable sized family home. The proposal does this without resulting in harm to the character and appearance of the conservation area, the purposes of the greenbelt or the amenity of adjoining occupiers to the west.

1.8. As presented the proposal is therefore considered acceptable in planning terms.

2. National and Local Development Frameworks.

National Planning Policy Framework

2.1. The new NPPF sets out the government's planning policies for plan-making and for making decisions on development proposals in England and how these are expected to be applied. This version of the NPPF was revised in response to the National Planning Policy Framework: proposed reforms and other changes to the planning system consultation. This version replaces the previous NPPF published in March 2012, revised in July 2018, February 2019, July 2021, September 2023, December 2023 and December 2024. The new NPPF also replaces the Planning policy for traveller sites published in March 2012, revised in August 2015, December 2023 and December 2024.

2.2. The relevant National Decision Making Policies are set out below and organised within a table with our comments on compliance set alongside.

Policy	Comment
DM1: Preparing development proposals	This application meets the requirements of DM1 to the extent that it is appropriate within an application for Permission in Principle.
S3: Presumption in favour of sustainable development	S3 sets the national presumption in favour of sustainable development. As the site is well within a settlement boundary it directs that S4 be used.
CC2: Mitigation of climate change CC3: Adaptation to climate change	CC2 and CC3 are noted and will undoubtedly be incorporated as conditions to the planing approval if deemed proportionate to the proposal for an extension to a family home.

HO11: Isolated homes in the countryside	Whilst technically isolated given the provisions of HO11 the proposal does not seek the creation of a new home and therefore there is no need for further assessment on this policy point.
L2: Making effective use of land L3: Achieving appropriate densities	L2 and L3 provide clear guidance on the need to make most effective use of land and achieve appropriate densities. It is a fundamental assertion in this case that the creation of additions to an existing family home is in accordance with L2 and L3.
GB7: Development which is not inappropriate in the Green Belt	GB7(1)(b) sets out the clear exemption that alterations to or extensions to a building in the green belt are not inappropriate where they do not result in a disproportionate increase in size compared to the host building. It is considered that this is the case here and therefore the additions are not inappropriate.
DP3: Key principles for well-designed places DP4: The design process	The requirements of DP3 and DP4 are noted and have been addressed within the design appraisal.
P2: Ground conditions P3: Living conditions and pollution	The site location does not immediately draw any particular concern in respect of ground conditions or pollution. Were any concerns raised this could be addressed by conditions.

HE4: Securing the conservation of heritage assets HE5: Assessing effects on heritage assets HE6: Proposals affecting designated heritage assets HE9: Conservation areas	The site is within a conservation area and therefore the requirements of HE4, HE5, HE6 and HE9 are considered within the heritage assessment.

Local Policy

2.3. The relevant policies are located within Amber Valley Local Plan. Those policies considered relevant to the construction of additions to an existing dwelling are set out below together with our comments on compliance.

Policy	Comments	Compliance
SS1 - Presumption in favour of Sustainable Development	SS1 focuses on the need for sustainable development. Given that this proposal is for the addition of extensions to an existing home it is considered sustainable and compliant with SS1.	
SS8 - Green Belt	Provides a very generic policy that does not deviate from the national regime. Given this the assessment of this case is deferred to GB7 of the NDMP. The proposal is not considered to be contrary to SS8.	
SS9 - Countryside	SS9 focuses on appropriate development in the countryside. Whilst the policy is generic and does not relate to extensions to homes in the countryside the proposal is considered to accord with the broad thrust of SS9.	

H3 - Housing Development in Countryside	H3 allows for extensions to existing dwellings in the countryside without any provision or caveat and therefore the proposal complies.	
EN4 - Heritage Assets	EN4 follows the broad thrust of the NDMP with the modification that the test for refusal under HE5 is that of demonstrable harm rather than the previous 'less than significant harm'. This is addressed within the Heritage component of this statement.	

3. The Planning History

3.1. The applicant has sought confirmation under application AVA/2026/0506 that the installation of windows and doors to front and side elevation (Class A), Installation of velux windows to rear roof slope (Class C) and construction of porch to front elevation (Class D) are permitted development. This application has been determined and recognised as lawful.

4. Site, Context and Comparable Forms of Development

4.1. Quarndon is a linear village in the south of the Amber Valley district. It is spread along four minor upland roads, approximately 1 mile north of the Derby suburb of Allestree, two of which lead towards the city.

4.2. Many tourists throughout the 18th and early 19th centuries visited Quarndon's chalybeate springs within and next to its wellhouse. Many of these also sampled the waters of a geologically related spring in the grounds of its western neighbour, Kedleston Park and Hall, Kedleston – a village with a smaller population due to its few roads and single land-dominating estate which was once its manor.

4.3. The building is an existing two-storey cottage in the arts and crafts style and includes existing rear extensions and a conservatory attached to the side elevation. Within the grounds is a single storey garage with storage within the roof.

4.4. The building is within the open countryside and comprises a cluster of dwellings organised on The Common and Beech Avenue.

4.5. While the building itself is very small comprising one main bedroom and a small single bedroom.

5. The Development Team

5.1. The developer in this case is the owner of the property. They are seeking to carry out improvements to their own home.

6. Alternative Forms of Development Considered

6.1. The applicant has explored other forms of development through permitted development however this will not allow for the more significant additions to the property needed to make it a suitable family home.

7. Constraints to Development

7.1. The site is within a conservation area, within the countryside and within the green belt. However it is not considered that the above constraints provide a direct reason to refuse planning permission for the extension to a dwellinghouse.

8. The Social Benefit to Development

8.1. A sustainable development reduces their environmental impact and promotes health and well-being.

8.2. In 2015 the House Builders Federation reported that housebuilding nationally:

- Supports 600,000 jobs
- Contributes £19.2bn a year to the UK economy
- Spends £5.5bn with suppliers, 90% of which stays in the UK
- Generates £1.4bn per year in tax revenues for the Exchequer
- Provides 32,000 affordable homes – worth £2.3bn – built or financed by private house building with a further £1bn paid to local authorities as a contribution to more affordable housing
- Pays £576M towards community facilities including;
- £225M towards education facilities alone - enough to fund 52,000 classroom places;
- £131m in open spaces and community and sports facilities, and
- Generates a £3.8bn spend in local shops and services

8.3. A Sustainable building has the following ten advantages:

- Efficiency in energy use: One of the primary benefits of sustainable building is increased energy efficiency. It can reduce carbon footprints because they use less energy. In addition, energy-efficient technologies such as double-paned windows and insulation are utilised.

- Water Efficiency: Sustainable buildings also conserve water. They use low-flow toilets, showers, and faucets and implement rainwater harvesting systems. As a result, water is saved, water bills are reduced, and local water resources are less strained.

- Enhanced indoor air quality: Indoor air quality is improved by sustainable buildings. They use low-emission materials, have sound ventilation systems, and promote healthy indoor air by reducing pollutants and allergens.

- Durability: Durable materials are often used in sustainable buildings. The result is both a reduction in waste generation and a reduction in the need for frequent maintenance and repairs.

- Better Health: Sustainable buildings promote better health for those who use them. The air quality is better, natural light is encouraged, and green spaces are available. This can lead to reduced stress levels and improved mental and physical health.

- Increased Productivity: Sustainable buildings have been shown to increase productivity. A healthier, more comfortable work environment leads to higher motivation and engagement.

- Cost Savings: Although Sustainable buildings may have a higher upfront cost, they can result in significant cost savings in the long term. Energy-efficient buildings reduce energy bills, and water-efficient buildings reduce water bills.

- An increase in property value: Sustainable buildings are often more valuable than conventional ones. They are in high demand and can fetch a higher rent or sale price.

- Environmental Sustainability: Environmentally friendly buildings reduce the impact on the environment. They conserve resources, reduce waste, and promote sustainable practices.

- Increased Market Demand: There is a growing demand for sustainable buildings from consumers and businesses alike. As a result, sustainable building technologies and practices have attracted more investment.

8.4. Ultimately, sustainable building offers a multitude of benefits to both individuals and the environment. It promotes energy efficiency, water conservation, improved indoor air quality, durability, better health, increased productivity, cost savings, increased property value, environmental sustainability, and increased market demand.

8.5. To this end modern development on sites such as that as presented by this application assists the government in achieving the 18 global sustainability goals and improves the sustainability of the wider area as a whole.

9. The Principle of Development

9.1. The 2026 National Planning Policy Framework resulted in a generational change in focus of planning policy. These changes were systemic and reaches as far as development to homes in order to improve their utility and efficiency. This fundamental shift set in place a national presumption in favour of sustainable development with an enhanced allowance of exemptions to the general presumption against development in the open countryside (outside of a settlement boundary) and within the greenbelt.

9.2. The relevant sections of the framework are set out within the policy review at part 2 of this statement together with comments on compliance.

9.3. S5 and HO11 of the NDMP are not directly relevant to the proposal considering that the development is in the green belt where focus is directed to GB7. As such this assessment wil focus its attention there.

9.4. GB7(1)(b) sets out the clear exemption that alterations to or extensions to a building in the green belt are not inappropriate where they do not result in a disproportionate increase in size

compared to the host building. It is considered that this is the case here and therefore the additions are not inappropriate. Whilst the additions are considered on the upper end of this allowance there is good reason for them in respect of improving the utility of the building and allowing its use as a family home, with 3 good sized bedrooms and associated amenity areas, within the countryside. As such the proposal is considered to comply with the requirements of GB7 and does not amount to unacceptable development in the green belt.

9.5. L2: Making effective use of land and L3: Achieving appropriate densities make clear that the focus of development should be on the improvement to the efficiency of existing developed sites. It is clear that the improvement on the housing on this site achieves this outcome.

9.6. Overall it is submitted that the proposal is acceptable in principle and achieves the outcomes held locally and nationally for development in the countryside and greenbelt. This provides significant weight in favour of the proposal.

10. Site Capacity Assessment.

10.1. The proposal does not effect the scale, layout or quantum of development and therefore those matters are not subject to this assessment. Further, the proposal would have no effect to landscape setting and so those considerations are also set aside. mance condition.

Amenity of adjoining, surrounding and proposed occupiers.

10.2. The nearest residential properties are located to the south-west of the application site. Whilst the proposed addition to the rear would be modestly closer to those properties than existing the separation distance and existing screening would be such that any additional effect in terms of privacy or encroachment would be slight and not significant.

10.3. Further, being located to the north-east of those properties the additions would not give rise to a loss of light or overshadowing. As such the proposal would not result in a demonstrable effect on amenity.

10.4. Turning to the existing occupiers of the property the additions result in a obvious improvement on their living conditions whilst preserving the amenity of those residents and an appropriate rear amenity space.

10.5. As such the proposal can be carried out without an impact on the amenity of existing or surrounding occupiers and would comply with policies P2: Ground conditions and P3: Living conditions and pollution of the NDMP. This weighs significantly in favour of approval.

DP3: Key principles for well-designed places DP4: The design process	The requirements of DP3 and DP4 are noted and have been addressed within the design appraisal.
HE4: Securing the conservation of heritage assets HE5: Assessing effects on heritage assets HE6: Proposals affecting designated heritage assets HE9: Conservation areas	The site is within a conservation area and therefore the requirements of HE4, HE5, HE6 and HE9 are considered within the heritage assessment.

11. Appearance and Heritage Assessment

11.1. The building is located within the upper reaches of the Quarndon Conservation Area. Policies DP3, DP4, HE4, HE5, HE6, and HE9 of the NDMP, together with H3 of the Local Plan, are the most relevant in this case.

11.2. The building is in the 'Arts and Crafts' architectural style. The Arts and Crafts style is a late 19th-century design and social movement that rejected industrial mass production in favour of traditional craftsmanship, simple forms, and natural materials.

11.3. The proposal seeks additions to the building using a contemporary Arts and Crafts approach. Given that the site is in a Conservation Area, a heritage assessment is required, and it must be assessed whether the proposal would preserve the character and appearance of the Conservation Area. The test for this is whether or not the development would result in harm to the Conservation Area under policy HE9 of the NDMP.

11.4. As a starting point, it is normal to review the LPA's conservation area appraisal or guidelines for conservation. Sadly, aside from a map of the designated area, there are no published guidelines for conservation. As such, the assessment must be made on face value rather than against any prescribed guidelines.

11.5. From the roadside the property reads as a dwelling on its own plot. It was, most likely, developed as part of the wider Park Nook Grange complex of buildings as an outlying dwelling which was subsequently segregated from the host complex.

11.6. The significance of the building derives from its architectural style within this enclave of the Conservation Area, which itself comprises buildings of a similar style.

11.7. The existing built form comprises a two storage cottage with a wing to the north side which forms an otherwise lop-sided appearance.

11.8. Policy HE9 of the NDMP makes clear that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

11.9. The proposed use would, inter alia, seek to enlarge the existing property whilst making it fit for habitation by a family. It does so by adding contemporary extensions that reflect the original style of the building and maintain its off-centre appearance. As such, it is considered consistent with the requirements of HE9 of the NDMP and EN4 of the Local Plan. Compliance with both weighs heavily in favour of the proposal.

11.10. In order to achieve an appropriate appearance, the following condition is suggested as a suitable mechanism to secure an appropriate palette of materials:

The materials to be used shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

12. Access Appraisal

12.1. The proposal does not lead to an increase in the number of vehicle movements to and from the application site, and the proposal retains off-street car parking in the forecourt and within the proposed garage. As such, the development is not considered to result in an adverse impact on highway safety and convenience.

13. Planning Obligations

13.1. There are no planning obligations required as a result of this proposal.

14. Biodiversity Net Gain (BNG)

14.1. The proposed development is exempt from BNG under the householder exemption.

15. Conclusion

15.1. In conclusion, the proposed extensions to this property are considered acceptable within the green belt and would not result in harm to the character and appearance of the Quarndon Conservation Area.

15.2. As such, it is considered that the proposal is acceptable.