

**Outline planning application  
for the construction of a  
dormer bungalow and  
associated access drive**

**At:  
Land to the rear of  
1 Abells  
Denby Village  
Derbyshire**

# **DESIGN & ACCESS STATEMENT**

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## **Introduction**

- 1.1** Planning Design have worked with the applicant Mr Moore to design a layout for a dwelling in the rear garden of his father's property in Denby.
- 1.2** The purpose of this application is to seek permission for access onto the site and for outline planning permission for a dwelling within the grounds of 1 Abells, Denby Village.
- 1.3** The site has been granted a certificate of lawful use or development following the established land being used as domestic curtilage in excess of ten years - reference AVA/2014/0942.
- 1.4** The statement has been produced following pre-application advice from the council.
- 1.5** A site location plan, indicative layout plan, coal mining risk assessment and flood risk assessment have also been submitted as part of the application.

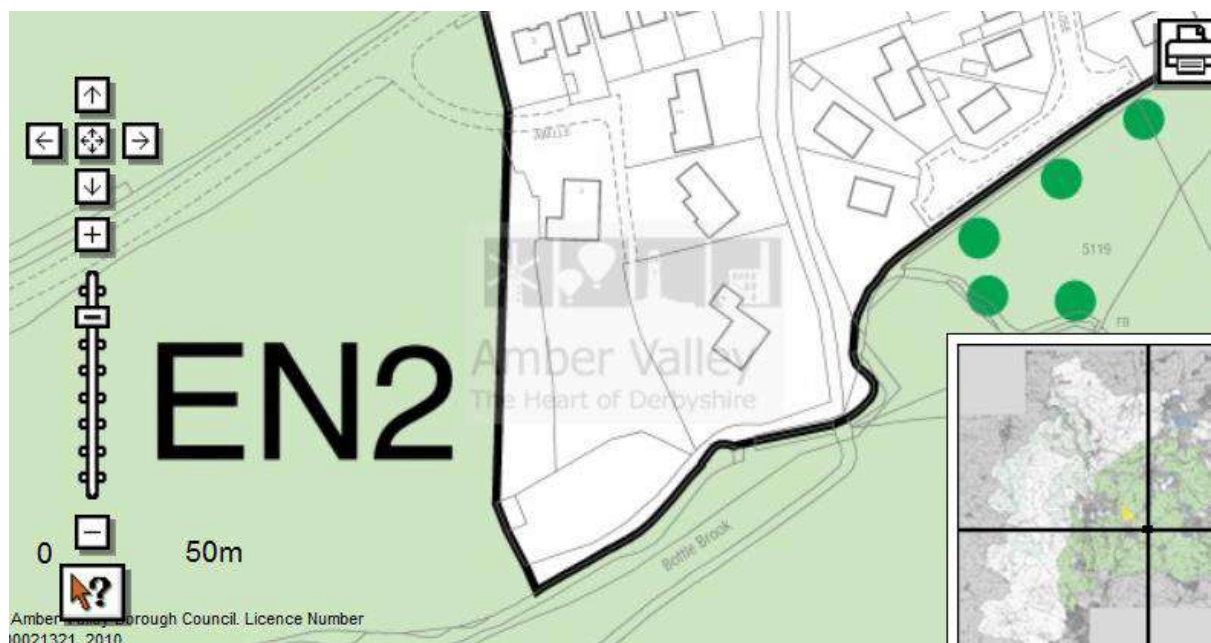
## **2 Site and Surroundings**

- 2.1** The site is situated at the western end of Denby village within the grounds of 1 Abells.
- 2.2** The topography of the land is gently undulating and the site sits on a gentle valley side slightly below the 85m contour.
- 2.3** To the west of the site is green belt land. To the south is the Bottle Brook, and to the east, the remainder of Denby Village.
- 2.4** Denby Village is a ribbon development comprised predominantly of detached and semi-detached red brick properties.
- 2.5** The proposed development is situated on land which was traditionally an extended garden to 1 Abells.
- 2.6** The site is located south of Denby Lane. It is set back from the main road and a new access will be created to the west of 1 Abells.

### 3 Policy Assessment

- 3.1** The Amber Valley Local Plan classes Denby as a larger village, to which Policy H3 should apply. Policy H3 states that permission will be granted for housing development “within the built framework” of such villages, including “vacant land which has not been previously developed, providing the land is not specifically identified for any other form of development”.
- 3.2** Denby Village is surrounded by Green Belt, as shown on the Local Plan Proposals Map. As such, it would be reasonable to conclude that the edge of the built framework is contiguous with the start of the Green Belt, in most instances. In the case of the application site, the current field boundary on the ground actually extends slightly further east of the Green Belt boundary. In recognition of this fact, the application proposes that the new dwelling be constructed entirely within the extended garden area of 1 Abells and entirely outside of the adjacent field. The only part of the application site which extends beyond the current field boundary is a narrow strip to allow for the construction of an access drive and the planting of a new hedgerow for screening purposes. The proposed access drive is centred on the current field boundary such that it will extend beyond it by only a couple of metres. None of the driveway or application site will extend into the Green Belt.

Below: Local Plan proposals map extract



- 3.3** Based on the above circumstances it would be reasonable to conclude that the proposed development generally accords with Policy H3 and should be supported in principle. This assertion is given further weight by the National Planning Policy Framework's presumption in favour of sustainable development, and the current need for new housing in the Borough.
- 3.4** Also relevant to the application is Policy H12, which seeks to control the quality and design of housing development. For the reasons outlined in the following section of the statement, it is considered that the proposal accords with the requirements of H12.

## **4 Design Considerations**

### **Use and Amount**

- 4.1** The application seeks to locate a single residential dwelling on the western edge of Denby Village. The dwelling will use a section of the existing garden area of 1 Abells as outlined in the layout plan.

### **Layout**

- 4.2** The indicative site layout includes the construction of an access drive and the planting of a new hedgerow for screening purposes. The dwelling will face out over the pond, set at an angle that complements the boundary line of the adjacent agricultural, green belt land. This combined with the planting of a new hedgerow along the access drive will soften the transition from village to countryside and assimilate the development with the fields beyond.
- 4.3** The building will face north west and south east ensuring that the principle aspects of the property do not directly face the existing property 1 Abells.
- 4.4** The indicative layout plan shows how the dwelling can be accommodated above the 1000 year flood line, on land where the finished floor level recommended by the Flood Risk Assessment (600mm above 100 year plus climate change level) is achievable.

## Scale

- 4.5** The building will be no more than 2 storeys high and the size will be in keeping with surrounding properties.

## Landscaping

- 4.6** The proposed development site already has a well-established landscape character. The site has dense vegetation along the southern border and much of the western border.
- 4.7** The proposed development will use the existing features of the garden space to provide the setting for the residential dwelling.
- 4.8** The indicative layout maintains the ponds and existing trees. The dwelling is set back from the pond ensuring that it does not lie within the flood zone.
- 4.9** The use of existing vegetation alongside the introduction of new hedges will help to define the proposed development from the existing property, 1 Abells.

## Appearance

- 4.10** The indicative design of the proposed dwelling will be sympathetic to the characteristics of Denby Village. The majority of buildings in Denby village are pitched roofed, red brick properties. The proposed building will use similar materials in keeping with the character of the area.
- 4.11** The access road and garden will be will be planted with a hedgerow and trees to screen the dwelling from the surrounding countryside and other dwellings.

## **5 Access**

- 5.1** The site is situated just off an existing cul-de-sac. Access to this cul-de-sac is off Denby Lane.
- 5.2** The cul-de-sac currently provides access to 4 properties. The proposed access drive will emerge from the cul-de-sac and travel down the side of 1 Abells to reach the new property.

This will provide a private, safe access to the property which avoids the main cluster of houses on the cul-de-sac.

- 5.3** The swept path of a fire engine has been indicated on the layout plan to demonstrate how, in the event of an emergency, an emergency vehicle would be able to access the property, turn and exit in a forward gear.
- 5.4** A bin store has also been included within an acceptable man-carry distance of both the new property and the cul-de-sac, to facilitate collection via the existing service.

## **6 Conclusion**

- 6.1** Overall, it is considered that the proposed development is acceptable in principle, in line with Policy H3, and contextually appropriate in accordance with policy H12.
- 6.2** The indicative layout highlights how such a development can be achieved in a way makes a positive contribution to the character and appearance of the area.
- 6.3** The size of the proposed development is in keeping with the local style particularly when combined with the use of materials that complement the existing housing in Denby.
- 6.4** Landscaping of the site will assimilate the development to the countryside beyond.
- 6.5** None of the driveway or application site will extend into the Green Belt.
- 6.6** Based on the circumstances discussed, the proposed development generally accords with the policies in the local plan and constitutes sustainable development, to which the National Planning Policy Framework states there should be a presumption in favour. It is therefore politely requested that the application should be supported.