

PLANNING STATEMENT

**OUTLINE APPLICATION FOR ONE DWELLING
(ALL MATTERS RESERVED)**

2 SPRINGFIELD ROAD

BARLOW

S18 7SR

SEPTEMBER 2016

**rg+p Limited
130 New Walk
Leicester
LE1 7JA**

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by rg+p Limited to support an application for a development at 2 Springfield Road, Barlow, Derbyshire.
- 1.2 The application is submitted on behalf of Rykneld Homes Ltd.
- 1.3 The purpose of this Statement is to provide an overview of planning policies and related documents that are relevant to the proposal, and an analysis of how the development addresses them and why it should be approved. It should be read in conjunction with all the other documents and drawings supporting the application.

2.0 PROPOSAL

2.1 Summary

- 2.1.1 The application is for outline planning permission for the erection of one dwelling.
- 2.1.2 All matters are reserved, however, illustrative plans are provided to show how the proposed dwelling can be accommodated on site.

2.2 Site and Surroundings

- 2.2.1 The site is located to the north of Springfield Road, being the first dwelling on the road, situated at the junction with Valley Road. A highway verge is located to the east of the site fronting Valley Road. The site address is 2 Springfield Road, Barlow, S18 7SR.
- 2.2.2 The existing dwelling (to be retained) comprises a semi-detached dwelling of two storey, of a reinforced concrete column construction with tiled roof (Airey construction).
- 2.2.3 The attached semi-detached property (no. 4) has been refaced with the addition of an outer brick skin. A number of other Airey construction properties to Springfield Road have also been refaced, or have planning approval (1, 5, 11, 13, 18).
- 2.2.4 To the north of the site, a new two storey dwelling has been constructed in place of a haulage depot/former garage (45 Valley Road).
- 2.2.5 The remaining properties to Valley Road are a mix of styles and ages.

2.3 Relevant Planning History

- 2.3.1 The site has no relevant planning history.
- 2.3.2 The adjacent property (47 Valley Road) has planning consent for a front/side extension and increase in ridge height with the inclusion of dormer windows, which brings the existing dwelling closer to the highway of Valley Road (15/00893/FLH).

3.0 POLICY CONTEXT

3.1 Overview

3.1.1 The planning policy context is framed by national and local documents. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 Act states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

3.1.2 In the context of this application, the development plan is the North East Derbyshire Local Plan 2001-2011.

3.2 Development Plan

3.2.1 Taking into consideration the proposed development against the relevant saved policies of the North East Derbyshire Local Plan, comments are provided as follows:

3.2.2 GS1 – Sustainable Development

Requires development to have regard to the need to maintain or improve the quality of life of our communities, maintain economic growth and preserve or enhance the environment whilst contributing towards achieving a sustainable pattern of development. In doing so development must be located within the defined Settlement Development Limits; make full use of previously developed land; be well related to existing public transport networks, other services and facilities, and be accessible on foot and by cycle; and protect and conserve the quality of the areas natural and cultural assets (and their settings).

3.2.3 GS5 – Settlement Development Limits

Confirms that within Settlement Development Limits, consent will be granted where it would not be detrimental to the character and appearance of the site and its surrounding environment; and it would not have a detrimental effect on the amenities of neighbouring occupiers and uses.

3.2.4 BE1 – General Design Principles

Proposals for new development will only be granted planning permission where they are of a density, scale, massing, height and layout, and use materials that respect the character and appearance of the surrounding area; and contribute towards providing a safe and secure local environment.

3.2.5 H12 – Design and Layout of New Housing

Proposals for new housing development will be required to respect the character of the site or building, its surroundings and the area in which it is located, with particular regard to maintaining and contributing to local distinctiveness; not damage the amenity of adjoining land and premises or that of existing residents adjoining the new development; ensure adequate standards of privacy and outlook.

3.2.6 T2 – Highways Access and New Development

Requires development to be served by a safe access with appropriate gradient, width, alignment and visibility; be accessible to a suitable road network, and; provide satisfactory provision for access, manoeuvring and circulation.

3.2.7 T9 – Car Parking Provision

Establishes maximum parking standards, which include 1.5 spaces per 2 bed dwelling, and 2 spaces per 3 bed unit.

3.3 National Planning Policy Framework

3.3.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012. As confirmed by Paragraph 13, it:

“constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications”. Taken as a whole, Paragraphs 1 to 17 of the NPPF are a preamble, setting out the intention of the NPPF, how it should be used, and its key principles.

3.3.2 Paragraph 6 clarifies that “paragraphs 18 to 219 taken, as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.”

3.3.3 Aspects of Paragraphs 1 to 17 that are important to the proposal are set out below. The Analysis section sets out how the proposal addresses key aspects of Paragraphs 18-219, but cross-references with elements of 1-17 where appropriate.

3.3.4 Paragraph 12 goes on to clarify that the development plan is the starting point for decision making, that proposals in accordance with an up to date Local Plan should be approved, and proposals that are in conflict should be refused unless material considerations indicate otherwise. It further emphasises that “local planning authorities should have an up to date plan in place.”

3.3.5 Paragraph 14 of the NPPF states that at its heart “is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.” It goes on to state that for decision-taking this means (unless other material considerations indicate otherwise):

“approving development proposals that accord with the development plan without delay; and
where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
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; or
specific policies in this Framework indicate development should be restricted.”

3.3.6 Paragraph 7 sets out the following definition of sustainable development for reference in applying the NPPF:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

3.3.7 Paragraph 8 goes on to state that these three roles are mutually dependant and should consequently be sought "jointly and simultaneously through the planning system."

3.3.8 Paragraph 9 emphasises that sustainable development should also involve seeking positive improvements in the environment and people's quality of life, including:

"making it easier for jobs to be created in cities, towns and villages; moving from a net loss of bio-diversity to achieving net gains for nature; replacing poor design with better design; and improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes."

3.3.9 Paragraph 10 requires decisions "to take local circumstances into account, so to that they respond to the different opportunities for achieving sustainable development in different areas."

3.3.10 Paragraphs 15 and 16 deal with the impact on policy making of the golden thread. Firstly (Para.15), all local plans be based on and reflect the thread and, secondly (Para. 16), neighbourhood plans should "support strategic development needs; and plan positively to support local development."

3.3.11 Paragraph 17 finishes the pre-amble by setting out core planning principles that should underpin decision-taking. Those relevant to the proposal are that planning should:

"be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

proactively drive and support sustainable economic development to deliver the homes... infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and

3.4 Ministerial Statements

3.4.1 Ministerial statements are material planning considerations. Two key statements are cited below, with extracts that summarise their overarching purpose in the context of this application.

3.4.2 Planning for Growth, March 2011:

"[the] Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy a strong presumption in favour of sustainable development in the... National Planning Policy Framework, which will expect local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate."

3.4.3 Housing and Growth, September 2012:

"The need for new homes is acute, and supply remains constrained. There are many large housing schemes in areas of high housing demand that could provide real benefit to local communities once delivered. The Localism Act has put the power to plan back in the hands of communities, but with this power comes responsibility: a responsibility to meet their needs for development and growth, and to deal quickly and effectively with proposals that will deliver homes, jobs and facilities."

3.5 Supplementary Planning Documents and Guidance (SPDs and SPGs)

3.5.1 The following SPDs and SPGs are considered material to the application as they are adopted local documents and linked to extant development plan policies:

- Successful Places Interim Planning Guidance

3.5.2 Given the outline nature of the application, with all detail except access reserved, regard has been had to general requirements in these documents. Only the reserved matters applications would need to set out how specific requirements have been addressed in detail which include, principles of movement, character, layout, parking, design, amenity, frontages, materials and servicing.

4.0 ASSESSMENT

- 4.1 Whilst this planning application is for outline planning permission, it is considered that a future reserved matters planning application would allow for the provision of a detached two storey dwelling, or dormer bungalow.
- 4.2 It is also considered that the proposed dwelling would not exceed the established building line to Springfield Road or varied building line to Valley Road.
- 4.3 The grassed highway verge and highway tree would also be retained to Valley Road, with the dwelling set back appropriately to avoid the root protection area of the tree.
- 4.3 As a result it is considered that, subject to a reserved matters application, that a proposed dwelling can be provided of an appropriate design, scale and massing resulting in an acceptable addition to the streetscenes.
- 4.4 The proposed site is also capable of accommodating two off-road car parking spaces and appropriate private amenity space to the rear (which includes an acceptable separation distance from the properties to Valley Road located to the north and east. The development will also allow for the retention of suitable off-road parking and private amenity space for the existing dwelling at 2 Springfield Road.
- 4.5 The proposal therefore complies with the saved policies as listed in section 3 above. Specifically the site being located within a sustainable location, within the existing settlement development limit of Barlow, with good access to local services and public transport.
- 4.6 Whilst an outline application, the submitted information is considered to illustrate how the development can accord with the character and appearance of the local area and the immediate dwellings adjacent to the site, including safe and secure highways access and parking provision.

5.0 CONCLUSIONS

- 5.1 The application relates to the erection of a detached dwelling to Springfield Road within the settlement of Barlow. As identified above, the principle of development will accord with saved planning policies, and those policies established within the National Planning Policy Framework.
- 5.2 Whilst the proposal is in outline only, with all matters reserved, this planning statement and the accompanying illustrative plans demonstrate that the detailed matters of the development can be controlled to ensure that the dwelling is acceptable in terms of siting, design, appearance, landscaping and access, with no adverse impact on neighbouring properties or highways safety.