

APPENDIX 3: 19/00390/OTHER

PARISH Elmton with Creswell Parish

APPLICATION Local development order for residential development

LOCATION Garage Site To The Rear Of 15 – 21, Baker Street, Creswell

APPLICANT Bolsover District Council

APPLICATION NO. 19/00390/OTHER

CASE OFFICER Amelia Carter

DATE RECEIVED 12/07/2019

SITE



The site is an existing garage site containing 15 flat roof garages which are in a poor state of repair, site approx. 1177(m²). Baker Street is characterised by Edwardian terrace housing to the north but with the majority of housing surrounding the plot consisting of semidetached bungalows. To the west of the site is the Robin Hood railway line and Creswell train station.

Site Location Plan



PROPOSAL

Local development order for residential development

AMENDMENTS

None

HISTORY (if relevant)

None

CONSULTATIONS

Derbyshire County Council Highways: No objections

Parish Council: no response to date

PUBLICITY

Site notice and neighbours notified. No representations received.

POLICY

Bolsover District Local Plan 2000 (BDLP) (Current Development Plan)

Policies GEN 1 (Minimum requirements for development) GEN 2 (Impact of Development on the environment) GEN 8 (Within the settlement frameworks shown on the proposals map).

Local Plan for Bolsover District 2019 (Emerging plan at advanced stage of adoption)

Policies SS3 (Spatial Strategy and Distribution of Development)

National Planning Policy Framework

An overarching objective of the NPPF is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Sustainable development is a balance of economic, social and environmental issues.

Self-build and Custom Housebuilding Act 2015

National Planning Practice Guidance states that relevant authorities should consider how they can best support self-build and custom housebuilding in their area. This could include using their own land if available and suitable for self-build and custom housebuilding and marketing it to those on the custom and self-build register. Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register, that relates to their area when carrying out their planning, housing, land disposal and regeneration functions. The act provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

Other (specify)

Successful Places a Guide to Sustainable Housing Layout and Design

ASSESSMENT

Principle of Development

The site is permissible in principle for development as it lies within the development envelope of Creswell indicated on the Policies Map in the emerging development plan (Local Plan for Bolsover 2019) and the current development plan (Bolsover District Local plan 2000). It is therefore considered a sustainable location for housing in accordance with Policy GEN 8 of the Bolsover District Local Plan, Policy SS3 in the Local Plan for Bolsover and the requirements set out in the NPPF, due to its close proximity to the shops, schools and community facilities in Creswell and wider transport links to other towns and villages.

Impact on Street scene

The immediate street scene is made up of mostly single storey semidetached dwellings with a single row of two storey Edwardian terrace housing on Baker Street. Development should not appear unduly prominent or out of character in the street scene. However, due to the nature of the site to the rear of existing properties the development is not at risk of being particularly impactful on the street scene, if it is restricted to a single storey.

There is an existing footpath connecting the garage site to Dover Street which would need to be closed in the event of residential development. The footpath is not considered to serve a huge benefit to connectivity of the local area and its closure would reduce the opportunity for anti-social behaviour. However, it could be attractive as extra garden space for either No 17 or 19, Dover Street.

Residential amenity

Residential development should be able to achieve a reasonable outlook for future residents whilst also providing adequate outdoor amenity space, off road parking and

bin storage. The site is large enough to accommodate development that is a reasonable distance to the rear gardens and habitable room windows of neighbouring properties.

Impact on Highway Safety

The site is accessed from Baker Street via an existing private drive between two semidetached dwellings. The development would remove all 15 garages on site. However, only 3 of these garages are rented and all of the garages are in a poor state of repair. Parking does appear congested on Baker Street, but there is the potential for off road parking for the bungalows on Baker Street. The site doesn't appear to be used for car parking due to cars blocking the entrance on a site visit. There is good visibility at the access and the site should be large enough to accommodate sufficient parking spaces as not to contribute to parking demand on Baker Street.

Site Access

The proposal is not likely to be considered to be detrimental to highway safety and is considered to meet the requirements of Policies GEN 1 and GEN 2 of the Bolsover District Local Plan and the requirements of the NPPF in this respect.

Self Build & Custom Housebuilding

This site as an individual serviced plot can be considered to be ideal for somebody who wants to be involved in the design and/or construction of their own home/s.

Other Considerations

The site is in close proximity to the railway line, whilst the line does not receive heavy traffic, a noise survey will need to be carried out in order to evaluate the noise impact on future residents.

On the northern edge of the site is a stone wall, which provides a boundary treatment to the rear gardens of properties on Baker Street. The wall is considered to provide character and amenity value to the site and therefore it is recommended that any development should retain the exposed stone wall as a feature.

Other Matters

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: No specific issues identified although development of the site would reduce opportunity for anti-social behaviour.

Equalities: No specific equalities issues identified.

Access for Disabled: Dwellings will need to meet the requirements of the building regulations.

Trees (Preservation and Planting): Some trees to the perimeter of the site on the boundary with the railway line with provide natural screening to the railway line.

SSSI Impacts: N/A

Biodiversity: No significant impact.

Human Rights: N/A

RECOMMENDATION

This site is suitable for Self and Custom Housebuilding) because it lies within the development envelope of Creswell where housing is acceptable in principle. It has safe and suitable accesses and residential development on this site would not have a harmful impact on the character, appearance and amenity of the local areas, subject to the following conditions:

- Prior approval of: external appearance, landscaping, layout and scale must be obtained from the Local Planning Authority prior to the commencement of any development
 - The design of the proposed development of the dwelling house/s must be in accordance with the design principles set out in the Design Guide
 - A noise survey will be required due to the proximity of the Robin Hood railway line that runs adjacent to the site.
 - Existing trees around the perimeter of the site should be maintained where possible.
 - The stone wall on the northern edge of the site should be retained as a feature.
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Illustrative Development Potential: Two 2-storey Dwellings

