

APPENDIX 4: 19/00370/OTHER

PARISH Old Bolsover Parish

APPLICATION Local development order for residential development

LOCATION Garage Site Rear Of 33 To 43 Iron Cliff Road, Blind Lane, Bolsover

APPLICATION NO. 19/00370/OTHER **FILE NO**

CASE OFFICER Amelia Carter

DATE RECEIVED 09/07/2019

SITE

Overgrown grassed garage site approx. 1783 (m²), some garages appear used with access to the rear gardens of properties on Iron Cliff Road. Access via Blind Lane on a narrow single track road. There are semidetached two storey dwellings to the east and west of the site. The dwellings on the west of the site are separated by a public footpath.

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

Rights of Way

- No objections

-

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) and the Policies Map.

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 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 reasonably 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 Bolsover and wider transport links to other towns and villages.

Impact on Street scene

Blind Lane is characterised by period stone terraced cottages. At present, Blind Lane is on the edge of Bolsover on a rural and narrow road which acts as a no through road, despite connecting to a main road at the top of Bolsover Hill. The site is well screened from Blind Lane by overgrown vegetation and trees and it is not possible to see the site from Woodhouse Lane.

Residential amenity

The site appears large enough to accommodate, private outdoor amenity space, off road parking and bin storage, whilst providing an adequate outlook for future residents. The site also appears to be a sufficient distance from neighbouring properties as not to cause overlooking or infringe on the amenity of their properties.

Impact on Highway Safety

The site is accessed off Blind Lane via a single width rural track/road. The proposal would remove approx. 5 garages on site although it is assumed that they are used for storage due to the impracticality for residents of parking cars on the site. Due to the site's historical use as a garage site, the proposal of a dwelling/s on site is unlikely to increase the traffic down Blind Lane.

Self Build & Custom Housebuilding

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

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): Collection of trees in middle of the site

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 Bolsover where housing is acceptable in principle. It has safe and suitable accesses and residential development on this site is unlikely to 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
 - Trees and hedgerow to the perimeter of the site should be retained where possible
-

Indicative Development Potential: 2-storey Dwelling

