

APPENDIX 5: 19/00552/OTHER

PARISH Clowne Parish

APPLICATION Local development order for residential development

LOCATION 263A Creswell Road, Clowne, Chesterfield, S43 4NB

APPLICATION NO. 19/00552/OTHER **FILE NO**

CASE OFFICER Amelia Carter

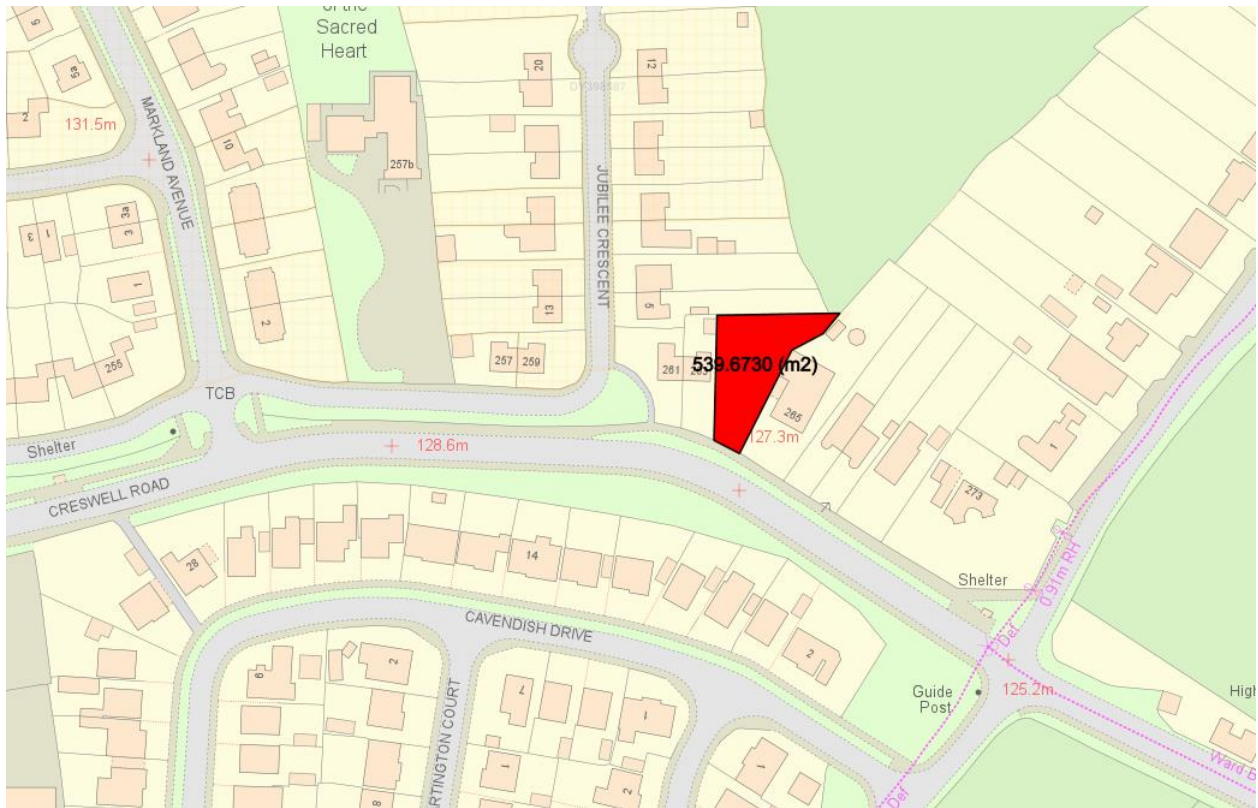
DATE RECEIVED 03/07/2019

SITE



Site approx. 539 (m²) pre-fab bungalow on site but has permission for demolition. Ample off road parking to the front and amenity space to the rear, footprint of garage/shed to the Eastern corner of the plot. To the west of the plot is a two storey semidetached property, to the east a dormer bungalow and the properties to the south on Cavendish Drive consist of mostly single storey dwellings.

Site Location Plan



PROPOSAL

Local development order for residential development

AMENDMENTS

None

HISTORY (if relevant)

Site contains a sub-standard prefabricated bungalow which isn't financially viable to bring up to current building regulations.

CONSULTATIONS

Derbyshire County Council Highways

- No objections

Parish Council

PUBLICITY

Site notices erected 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) SS11 (Development in Important Open Breaks).

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 2013
National Design Guide 2019

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 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 Clowne and wider transport links to other towns and villages.

Impact on Street scene

The immediate street scene is made up of predominantly post war two storey semidetached dwellings. The properties to the south of the plot are not visible from Creswell Road due to the boundary treatments and hedgerow. Any new development should be an improvement from the existing dwelling which is of substandard construction, and limited visual amenity value.

Residential amenity

The construction of a single storey dwelling is acceptable in principle, providing it does not impact on the outlook from and daylight entering the windows to the

adjacent dwelling. There is adequate space on site to accommodate off road parking, private outdoor amenity space and bin storage.

Site Access

The site has an existing safe and suitable access off Creswell Road, with adequate space on site to manoeuvre vehicles.

Self Build & Custom Housebuilding

This site as an individual serviced plot would 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.

Equalities: No specific equalities issues identified.

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

Trees (Preservation and Planting): None

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 Clowne where housing is acceptable in principle. It has safe and suitable access 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
 - The dwelling must not have an adverse effect on the light entering the adjacent properties window or negatively impact on the outlook from that window, and therefore a replacement single storey dwelling is recommended.
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