

## APPENDIX 2: 19/00351/OTHER

**PARISH** South Normanton

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**APPLICATION LOCATION** Local development order  
Garage Site to the Rear of 33 and 35, Hazel Grove, South Normanton

**APPLICANT** Bolsover District Council, The Arc, High Street, Clowne S43 4JY

**APPLICATION NO.** 19/00351/OTHER **FILE NO**

**CASE OFFICER** Amelia Carter

**DATE RECEIVED** 04.07.2019

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### SITE



A grassed plot approx. 665.48 (m<sup>2</sup>) to the rear of properties on 33 and 35 Hazel Grove. The site slopes slightly to the north east corner by approx. 0.5m. On the northern edge of the site are a row of single storey dwellings. To the east of the site are the rear gardens of properties on Carter Lane West. To the south of the site is a row of semi-detached two storey dwellings.

## 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 comments

Coal Authority

- The coal authority have confirmed the site is in an area of likely historic unrecorded coal mine workings at shallow depth. Ground instability arising from coal mining legacy has significant potential to pose a risk to development on this site and so a coal mining risk assessment will need to be carried out.

### PUBLICITY

Site notices erected and neighbouring properties notified.

## **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 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 South Normanton and wider transport links to other towns and villages.

### Impact on Street scene

The immediate street scene is made up of predominantly semi-detached two storey dwellings and semidetached/ detached bungalows. A single storey detached dwelling, should not appear unduly prominent or out of character in the street scene due to the fact the site is not visible from Hazel Grove due to the position around the back of existing properties. An indicative layout of a potential proposal is appended to the end of this report.

### Residential amenity

The garage site appears to be a sufficient size to accommodate residential development including adequate parking, bin storage and private outdoor amenity space. The proximity of the site to the rear of properties on Hazel Grove and Leamington Drive would restrict the dwelling to a single storey in order to maintain the resident's amenity of their properties and to reduce the feeling of an imposing or overbearing structure. This is especially important given the relatively short length of rear gardens on Hazel Grove. A careful building design should be considered in order to maintain suitable separation distances between dwellings and habitable room windows.

### Site Access

The site is accessed via a narrow existing track between 31 and 33 Hazel Grove, it is unlikely that a single residential development would have an impact on highway safety as there is good visibility at the access point and the increase of traffic down Hazel Grove would be minimal.

### 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 Considerations

None

### **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): Provides screening.

SSSI Impacts: N/A

Biodiversity: No significant impact.

Human Rights: N/A

### **RECOMMENDATION**

The site is suitable for Self and Custom Housebuilding because it lies within the development envelope of South Normanton where housing is acceptable in principle. It has safe and suitable accesses and residential development on these sites is unlikely to have a harmful impact on the character, appearance and amenities of their 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

- Any development must maintain existing trees around the perimeter of the site (illustrated on Figure 1) – which provide a natural screen to the site and would soften any new development.
- A coal mining risk assessment will need to be carried out before development commences in order the land can be assessed, investigated and remediated where necessary.

### Indicative Development Potential: Single-storey dwelling

