

Mr C. Ball

70 Chesterfield Road, Tibshelf

Supporting Planning Statement

First Issue
April 2021



Revision Schedule

Planning Statement

April 2021

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1.0 Introduction

- 1.1 This planning statement has been prepared in accordance from instructions of the applicant in support of a retrospective planning application for the installation of 4no. Shipping containers to the front garden of the property known as 70 Chesterfield Road, Tibshelf.
- 1.2 This statement will provide an assessment of the site and the local context before assessing the planning policy and considerations which should be taken into account by Bolsover District Council.
- 1.3 Details of the proposed development are contained as far as possible within this report, but given the nature of the proposal, a separate visual assessment has been prepared.

2.0 Site Description

- 2.1 The site is located in the village of Tibshelf on the east side of Chesterfield Road. Access to the property is achieved through a private driveway located on Hawthorne Avenue. The proposal seeks to use 4 no. storage container for the storage of gardening equipment, household items and domestic Christmas decorations.

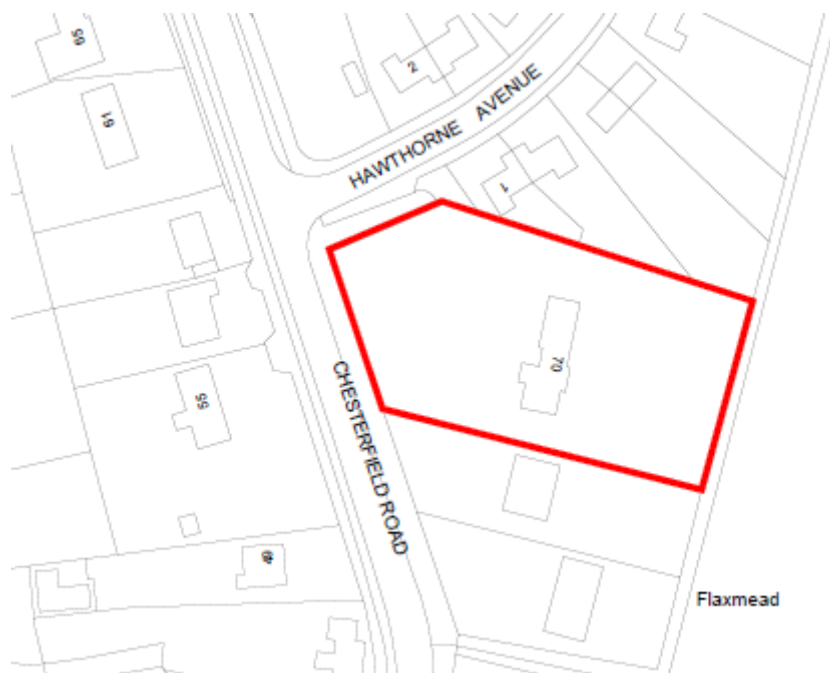


Figure 1 - Site Location

- 2.2 The site is bounded to the north and west by dense vegetation in the form of mature hedgerows and trees. The dense flora and fauna create a high sense of privacy to the front garden and frontage of the dwelling.
- 2.3 The site is surrounded by residential dwellings with large front and back gardens. In addition, to the a recurring them along Chesterfield Road is the dense hedgerow frontage to many of the properties.
- 2.4 The neighbouring properties are an assortment of one and two storey detached dwellings. The development pattern along Chesterfield Road suggests a build form of ribbon development. Many of the dwellings differ in style of finish, with some constructed of sandstone, some of traditional red brick and some finished in render – creating a sense of individualisation along Chesterfield Road. In addition many of the dwellings are screened by dense mature hedgerows along the back of the footway of Chesterfield Road.



Figure 2 - Looking North along Chesterfield Road toward the site.



Figure 3 - Looking South along Chesterfield Road towards the site.

3.0 Planning Policy

NATIONAL CONEXT

- 3.1 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.2 Paragraph 11 of the NPPF explains the government's presumption in favour of sustainable development. For decision making, this means "approving development proposals that accord with an up-to-date development plan without delay" (p.6).
- 3.3 As the proposal is in close proximity to the public highway, attention should also be drawn to paragraph 109 of the NPPF, which outlines that development should only be refused on highways grounds, where there would be an unacceptable impact on highway safety.
- 3.4 Section 14 of the NPPF sets out the government's strategy for planning and flood risk, whereby development should not cause increased flood risk, and where appropriate, incorporate sustainable drainage systems (paragraph 163). The site is within flood zone 1 of the Environment Agency's 'Flood Map for Planning' and is therefore unlikely to cause any negative impacts to the flood resilience of the local area.

LOCAL CONTEXT

- 3.5 The site is located within the settlement development boundary of Tibshelf in the south area of Bolsover District.
- 3.6 The Bolsover Local Plan was adopted by the Local Authority on 4th March 2020. This section will highlight the relevant development policies which should be taken into consideration of this planning application.
- 3.7 An online search using the DEFRA 'Magic Map' application shows:
- The site is not located in a conservation area
 - The site and neighbouring properties are not listed buildings
 - There are no ancient scheduled monuments or other visually sensitive features within close proximity to the site.

3.8 The following policies are relevant to this application;

- Policy SS1 – Sustainable Development
- Policy SC1 – Development within the Development Envelope
- Policy SC2 – Sustainable Design and Construction
- Policy SC10 – Trees, Woodlands and Hedgerows
- Policy SC11 – Environmental Quality (Amenity)

3.9 The principle of the development is for the installation of 4no. shipping containers to the front garden of the property known as 70 Chesterfield Road, Tibshelf. The site comprises of a dwelling and a large enclosed front garden, driveway and areas of planting. The site is close a number of dwellings which have similar design characteristics.

3.10 The main point of discussion for this application will be the visual impact and impact on possible loss of amenity for the neighbouring properties, therefore policy SC11 is the most relevant policy in relation to this application. A visual impact statement has been submitted in support of this planning application (document ref: CSB-1547-01-LVIA-001). The document provides photographs and technical detailing of the proposed shipping containers within the site. The report concludes that there is no visual impact due dense mature hedgerows and planting along the site boundaries. The report recommends mitigation in the form that the boundary hedgerows should be maintained to their current height in order to screen the containers from the public highway.



Figure 4 - View of the containers from the Applicant's garden, with timber fencing and planting to screen the containers.

4.0 Other Considerations

SUSTAINABLE DRAINAGE AND FLOOD RISK MITIGATION

- 4.1 The applicant will install a rainwater harvesting system on the roofs of the shipping containers. This will allow the recycling of rainwater to be used in the client's garden or other grey water uses. This would present an sustainable element to the proposed development by capturing water which would otherwise be surface run-off.



Figure 5 – A Visualisation of the 'green roof' to be installed on the roof of each container.

LANDSCAPE AND BIODIVERSITY

- 4.2 The proposal will incorporate increased planting the the applicant's garden in order to provide additional screening from within the property. Installation of a 'green roof' on the containers will also provide additional screening and provide a net gain for biodiversity.

HIGHWAY SAFETY

- 4.3 As the proposal is well screened by the dense and mature hedgerows on the boundary of the site, it is unlikely to present any impact to highway safety.

5.0 Conclusions and Recommendations

- 5.1 The site is within the development envelope of Tibshelf Village. The containers would not be visible from open countryside.
- 5.2 The dense and mature planting of hedgerows surrounding the site boundary provide natural screening of the containers, ensuring that they are not visible from the public highway.
- 5.3 The installation of the containers will not cause long term harm to the surrounding trees and hedgerows.
- 5.4 The visual impact of the proposals has been analysed in the supporting visual impact statement. The statement outlines that the proposals have no adverse visual impact to the local context.
- 5.5 The proposals are compliant with the relevant policies contained within the Bolsover Local Plan and the NPPF when read as a whole.