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architecture & planning

# DESIGN AND ACCESS STATEMENT

Prepared in support of our application for  
the Proposed Demolition of Existing  
Bungalow and Garage to Construct a New  
Two Storey Dwelling with Detached Garage  
@ The Haven, Cotgrave Road,  
Tollerton, Nottingham, NG12 5NY.



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## 1.0 Structure and Purpose of Statement

- 1.1 This Design and Access Statement has been prepared as additional information to support our Full Planning Application for the Proposed Demolition of Existing Bungalow and Garage to Construct a New Two Storey Dwelling with Detached Garage @ The Haven, Cotgrave Road, Tollerton, Nottingham, NG12 5NY..
- 1.2 Following amendments to the Town and Country Planning (General Development Procedure) Order 1995, most types of planning application must now be accompanied with a Design and Access Statement. This statement has been prepared in compliance with the requirements of the Order and conforms to the advice set out in section 3 of DCLG Circular 01/2006: Guidance on Changes to the Development Control System.
- 1.3 The Development Proposed is shown on the following application drawings and documents.
  - 929 001 – Existing Floor Plans and Elevations
  - 929 002 – Proposed Floor Plans and Elevations
  - 929 003 – Proposed Site Layout Plan
  - Design and Access Statement
- 1.4 The statement is split into seven main sections:
  - 1.0 Introduction
  - 2.0 Planning History
  - 3.0 Site Context
  - 4.0 Proposed Development
  - 5.0 Planning Considerations
  - 6.0 Access, Services and Parking
  - 7.0 Summary and Conclusions
- 1.5 This statement should be read in conjunction with our Existing and Proposed Floor Plans, Elevations, Site Plan, Site Block and Location Plans that make up the Full Planning Application.

## 2.0 Planning History

2.1 The site is referred to as both The Haven and as Havenbrook, the site has some planning history, as shown below

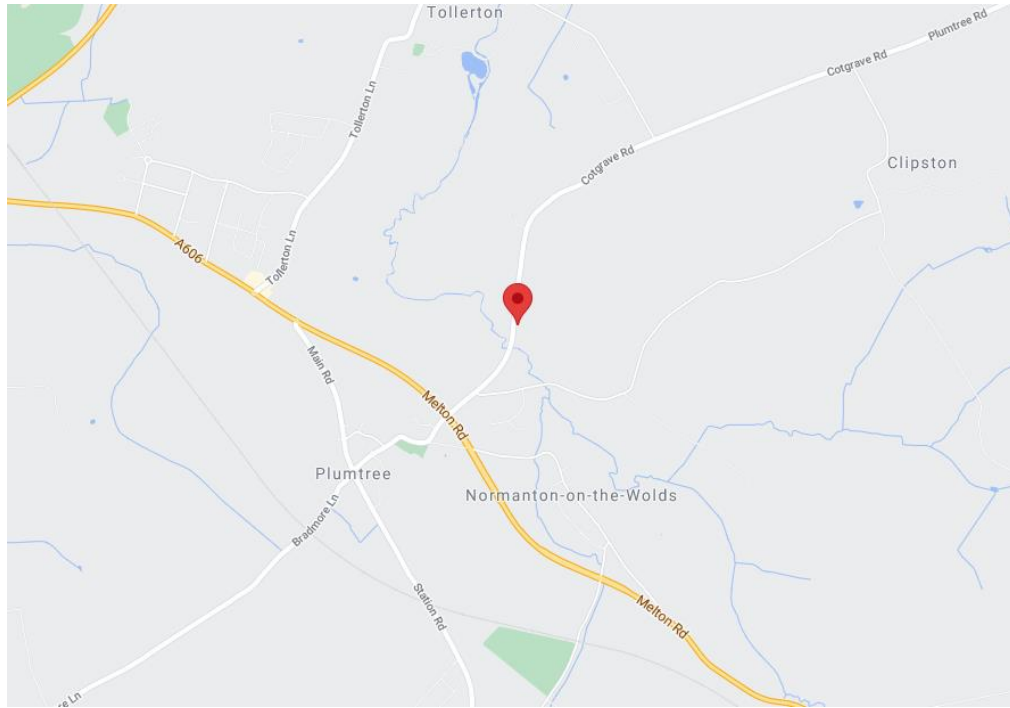
- Construct replacement single storey dwelling  
Ref. No: 94/00397/FUL | Status: Application Permitted
- Reposition vehicular access  
Ref. No: 95/00489/FUL | Status: Application Permitted
- Construct detached double garage  
Ref. No: 98/00411/FUL | Status: Application Permitted
- Single storey side extension to form conservatory  
Ref. No: 00/00302/FUL | Status: Application permitted (3 yr cond only)
- Single storey side extension and resiting of conservatory to rear  
Ref. No: 09/01861/FUL | Status: Application Permitted

2.2 The most recent application, 09/01861/FUL was for the single storey side extension, this was constructed and forms the existing layout that has been submitted as part of the application.

2.3 The application submitted in 1994 was permitted planning permission for the construction of a replacement bungalow, this shows that the current property is relatively new and has no historic merit, but also promotes the fact that a replacement dwelling is deemed appropriate in this area.

### 3.0 Site Context

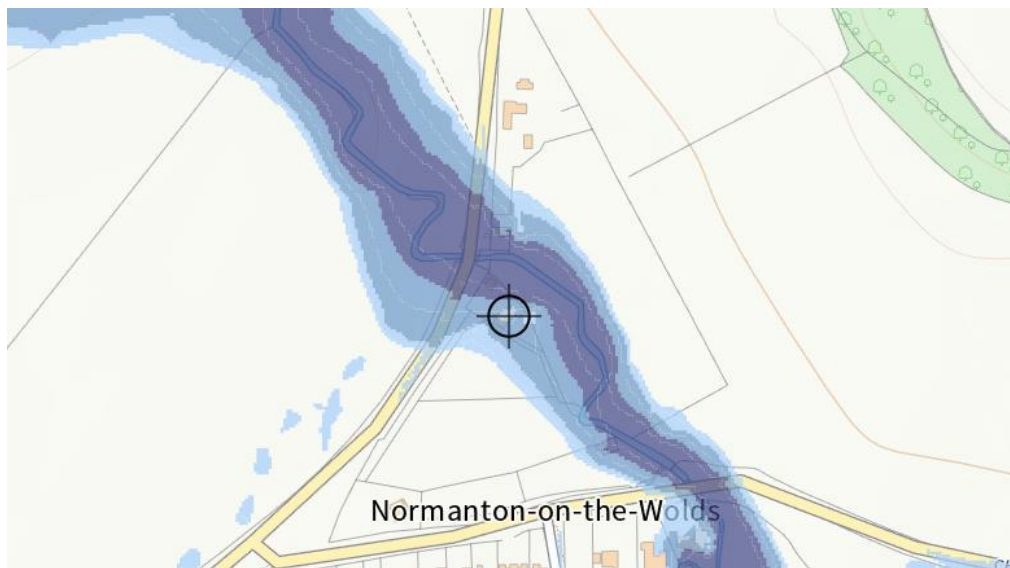
3.1 The site is located off Cotgrave Road, located between Normanton on the Wolds to the south, Plumtree to the south west, Tollerton to the north and Clipston to the east.



Aerial View; Source: Google Maps

3.2 The application site is located within Flood Zone 2 and 3, as such additional measures have been included within the proposal to mitigate any risk. The Environmental Agency have confirmed that they hold no modelled data for this site as it is unaffected by main rivers.

3.3 The site is subject to low-risk surface water flooding, as shown on the below map.



Surface Water Flood Risk Map; Source: Environment Agency

- 3.4 The site is accessed off Cotgrave Road, with the site set back off the main road with gated access, as shown below.



**Entrance to site off Main Road; Source: Google Street Maps**

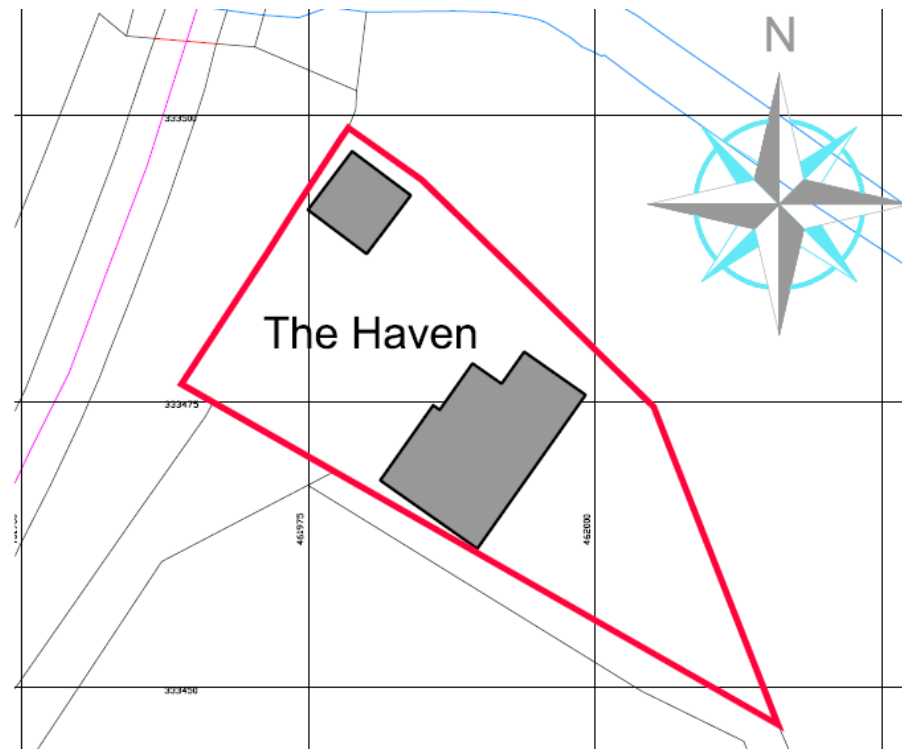
- 3.5 The existing site consists of a detached bungalow located in the middle of the site, with the principal entrance to the front of the dwelling. Located close to the entrance is a detached double garage. Both the main dwelling and the detached garage are single storey structures with hipped roof.
- 3.6 The property is of traditional construction, using Red/Brown Bricks with White UPVC Windows and Doors throughout excluding the bi-folding doors to the open plan living area, which are grey in colour. It has white PVC Soffit and Fascia with Black Rainwater Goods, the hipped roof is finished with Double Pantile Concrete Roof Tiles



**Existing Front Elevation of Dwelling; Source: Site Photos**

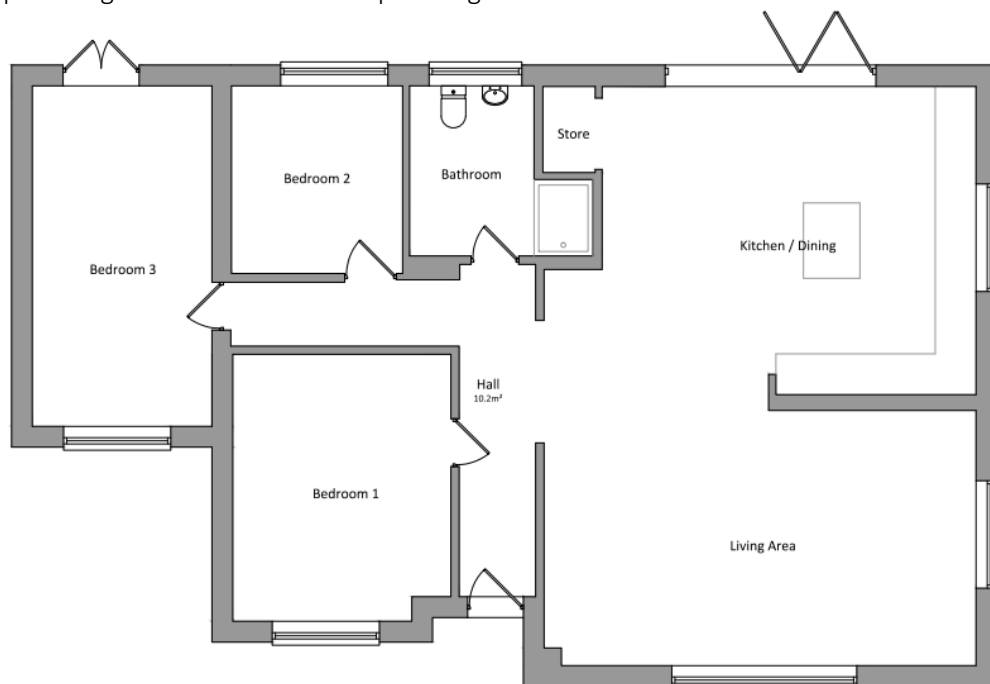
- 3.7 There is ample parking on site, in addition to the double garage, there is considerable hardstanding to the front of the site; which could accommodate a further 2 or 3 cars.

- 3.8 The site is generally rectangular to the front and along the side of the property until it passes the dwelling where it then tapers into a point at the rear of the site, as shown on the site block plan below.



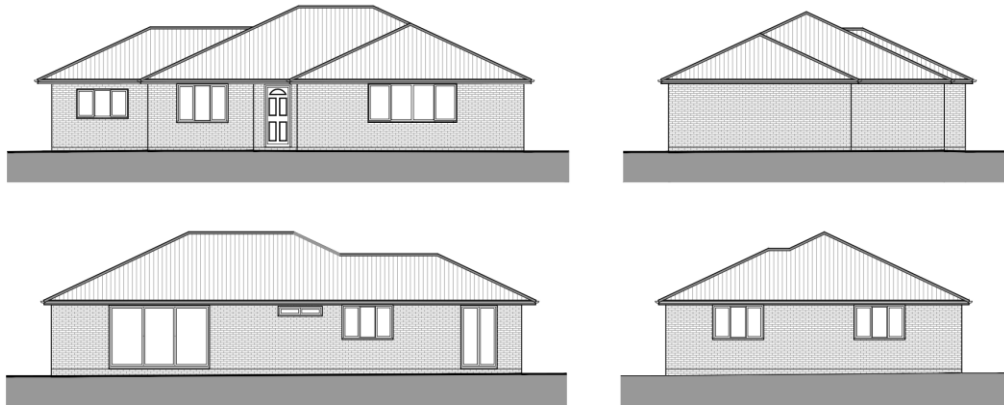
Existing Site Block Plan; Source: Swish Architecture

- 3.9 The existing dwelling is a single storey dwelling with the principle entrance located at the front of the dwelling, facing north west. The entrance leads into a hallway that serves the three bedrooms, one with front facing windows, one with rear facing windows and one with dual aspect windows to the front and rear double doors providing direct access into the private garden.



Existing Floor Layout Plan; Source: Swish Architecture

- 3.10 There is also a generous bathroom to the rear of the property and a large open plan living, kitchen and dining area that opens into the hallway.
- 3.11 There is a set of bi-folding doors to the rear that provide access into the rear amenity space, that is mainly grass with small patio area running around the perimeter of the property providing a path around from the front to the rear of the site.



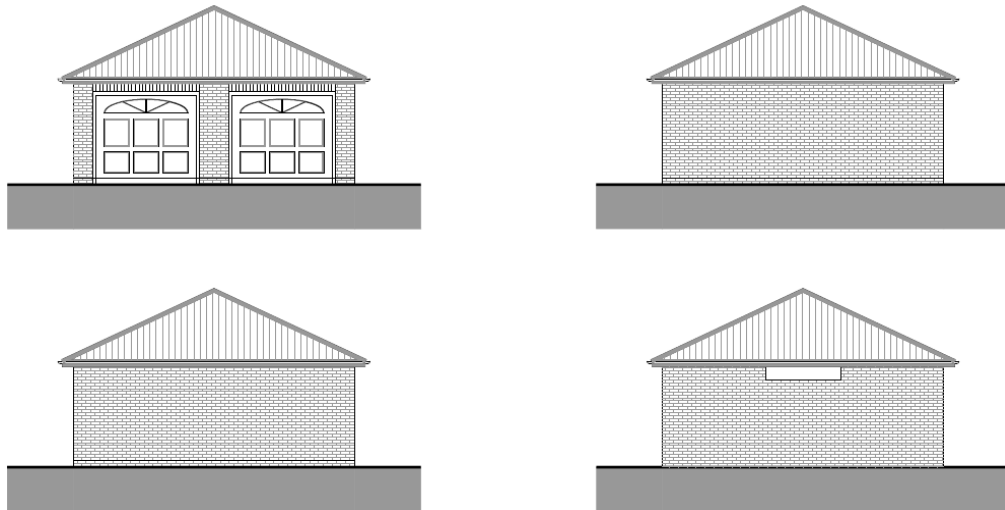
Existing Elevations of Dwelling; Source: Swish Architecture

- 3.12 The existing bungalow has a footprint of 168m<sup>2</sup> and the detached garage has a footprint of 41m<sup>2</sup>. The total application site measures 1054m<sup>2</sup>.
- 3.13 The dwelling is set back from the front boundary by 19.1m at its closest, increasing to 23m due to the stepped front elevation design. The site is 1.2m off the southern boundary to the side tapering down to 0.4m, whilst it is set off the northern side boundary by between 4.5m and 3.5m.
- 3.14 To the rear of the site, 5.5m from the rear of the property, the site boundary tapers in considerably to a total depth of 30m providing a total rear garden area of 340m<sup>2</sup> with a width closest to the dwelling of 20.1m, tapering down to a point where the north and south boundaries meet.



Existing Front Entrance to site; Source: Site Photos

- 3.15 The main entrance to the site is set between two concrete block posts with the intention of the wall being rendered finish, which was still to be completed at the time of our site visit.
- 3.16 The site boundary is established with a mix of mature hedges to the east, south and west boundaries, to the north there is a mix of hedges and timer post and rail fence
- 3.17 The detached double garage is set off the front boundary by between 1.2m and 0.6m closest to the entrance gates, a separation distance of 16m from the main dwelling and the garages with it being set off the northern boundary by 1.6m.



Existing Elevations of Garage; Source: Swish Architecture

- 3.1 Properties first appear on historic maps as early as 1955, as shown below, with a clearer plan being available in 1963 showing the property being set considerably further back in the site



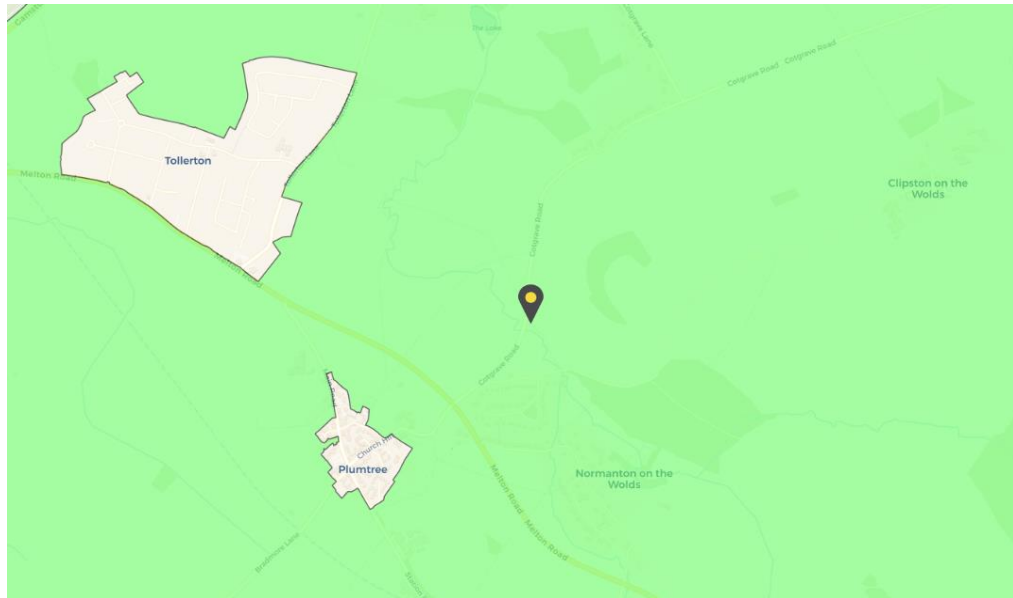
1955 OS Map showing property on application site; Source: Old-Maps



1963 OS Map showing property on application site; Source: Old-Maps



- 3.2 The property remains unchanged on the remaining available historic OS plans, we assume this was the property that was granted permission to be demolished in replacement of the existing bungalow on site today.

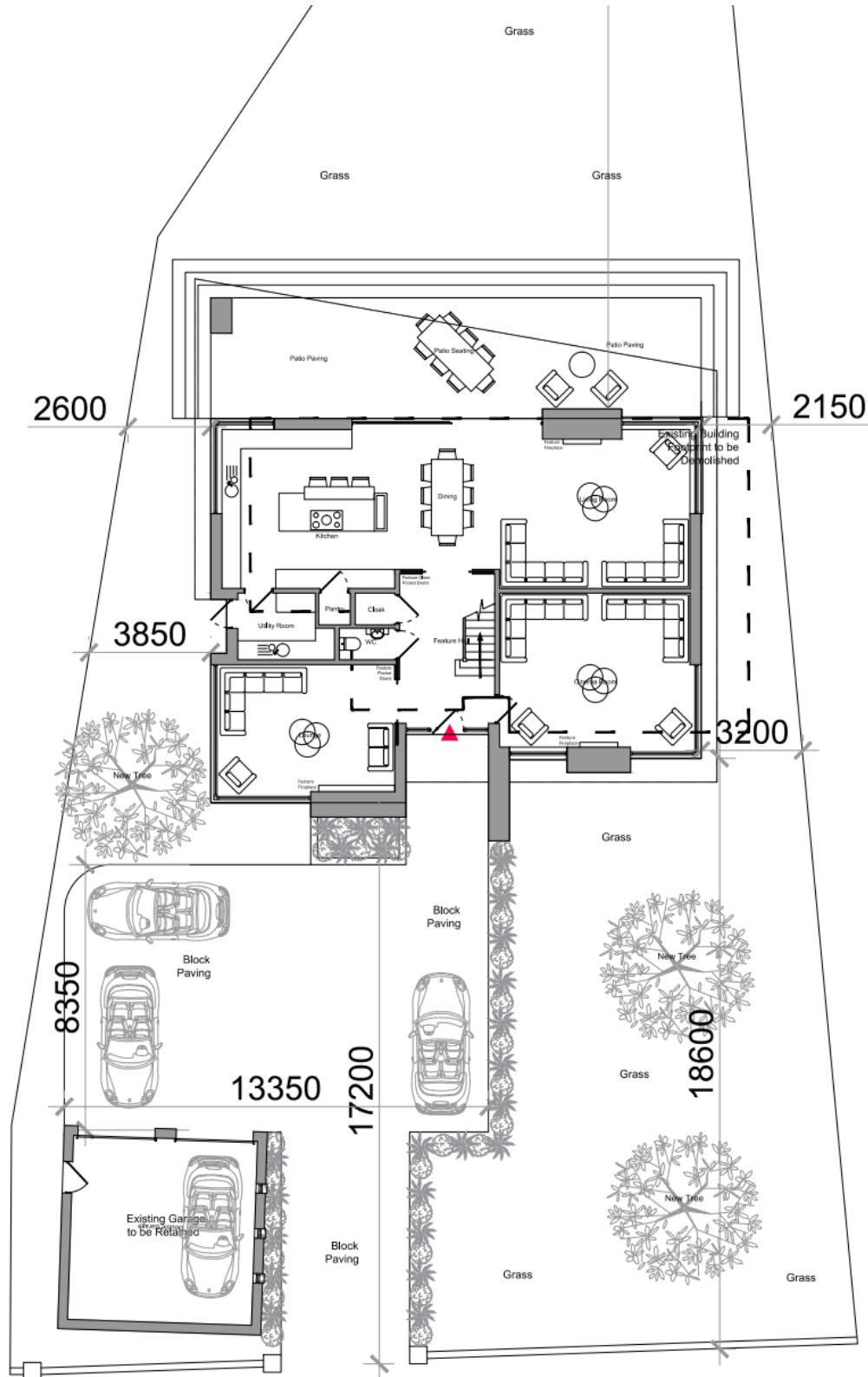


**OS Map showing Green Belt; Source: Troy Planning**

- 3.3 As shown on the map above, the application site is located within the Green Belt, therefore our proposal has been considered against relevant planning policies for replacement dwellings located within the Green Belt, calculations will accompany the Proposal section of this statement.
- 3.4 The site is located in a rural location that will require private transport to visit shops, the principle of a dwelling however is set out already with the current site usage, there are several villages local to the site that provide small scale every day needs in Tollerton, with West Bridgford being further north.

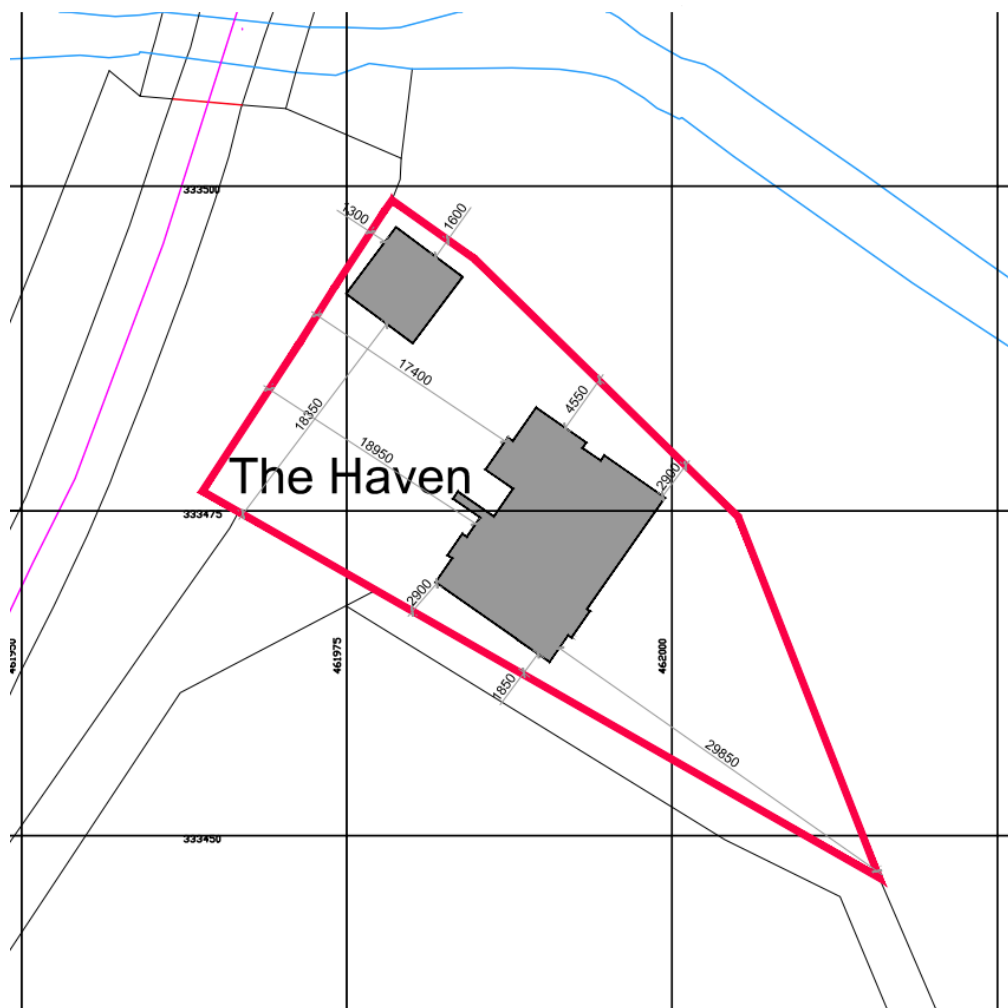
## 4.0 Proposed Development

- 4.1 Our proposal is for the Proposed Demolition of Existing Bungalow and Garage and to Construct a New Two Storey Dwelling with Detached Garage @ The Haven, Cotgrave Road, Tollerton, Nottingham, NG12 5NY.



Proposed Site Layout Plan

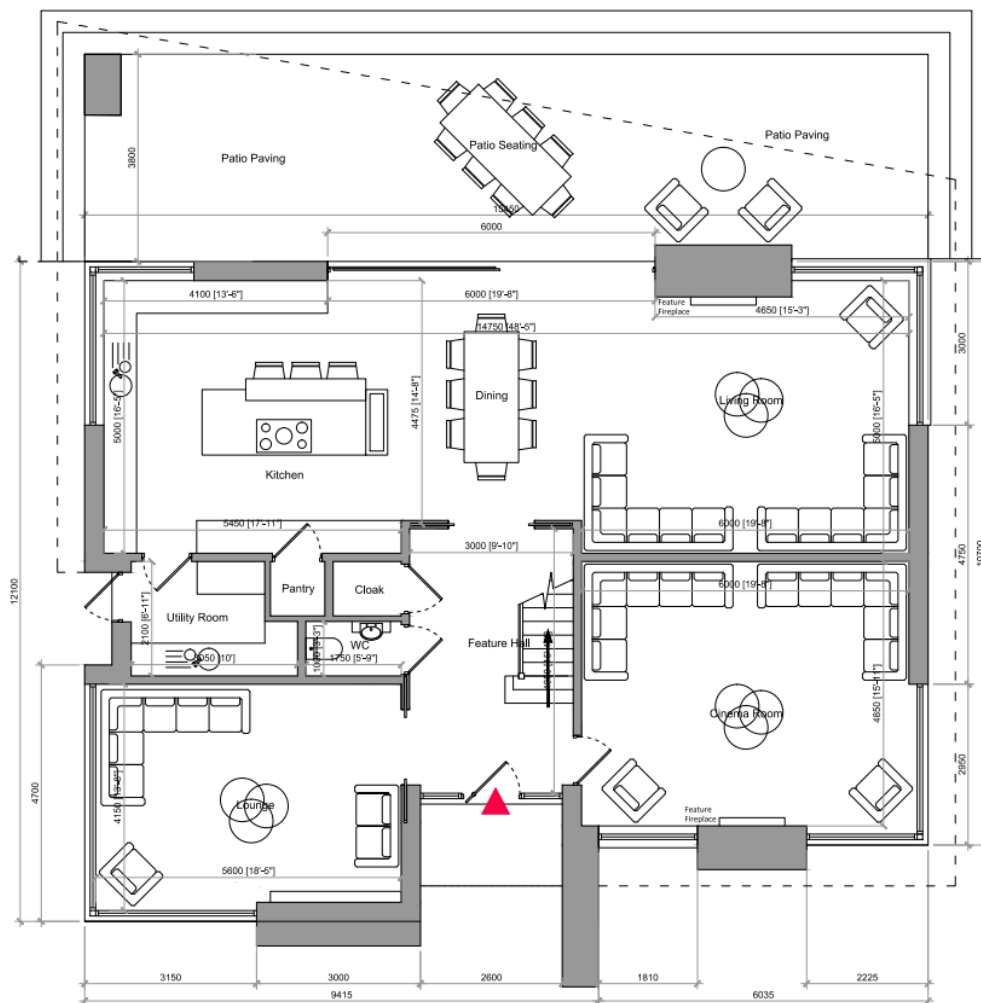
- 4.2 We have designed our proposed site plan layout to make use of the existing site entrance on Cotgrave Road. We are proposing to demolish the existing dwelling and garage to create a new dwelling.
- 4.3 We have positioned our proposed dwelling in a similar location to the existing dwelling, moving the front elevation closer to the road, reducing the distance to 17.2m from the site entrance, we are proposing to move the property off the boundary to the left, to over 2m at the pinch point, whilst slightly reducing the distance from the right hand boundary, but still in excess of 2.5m at the pinch point.
- 4.4 The rear garden has been retained in terms of depth with the existing and proposed rear elevation lining up, therefore the property doesn't site further back into the site compared to the existing dwelling.
- 4.5 We designed our site plan layout to respect this character by retaining the orientation of the property to face the street and moving the building to be central within the site. To preserve the openness of the site we have retained a considerable set back from the street edge as discussed earlier.
- 4.6 We are proposing new trees to the front garden to increase the mature setting of the site and to screen the proposed development from the main road.



Proposed Site Block Plan

### Internal Layout

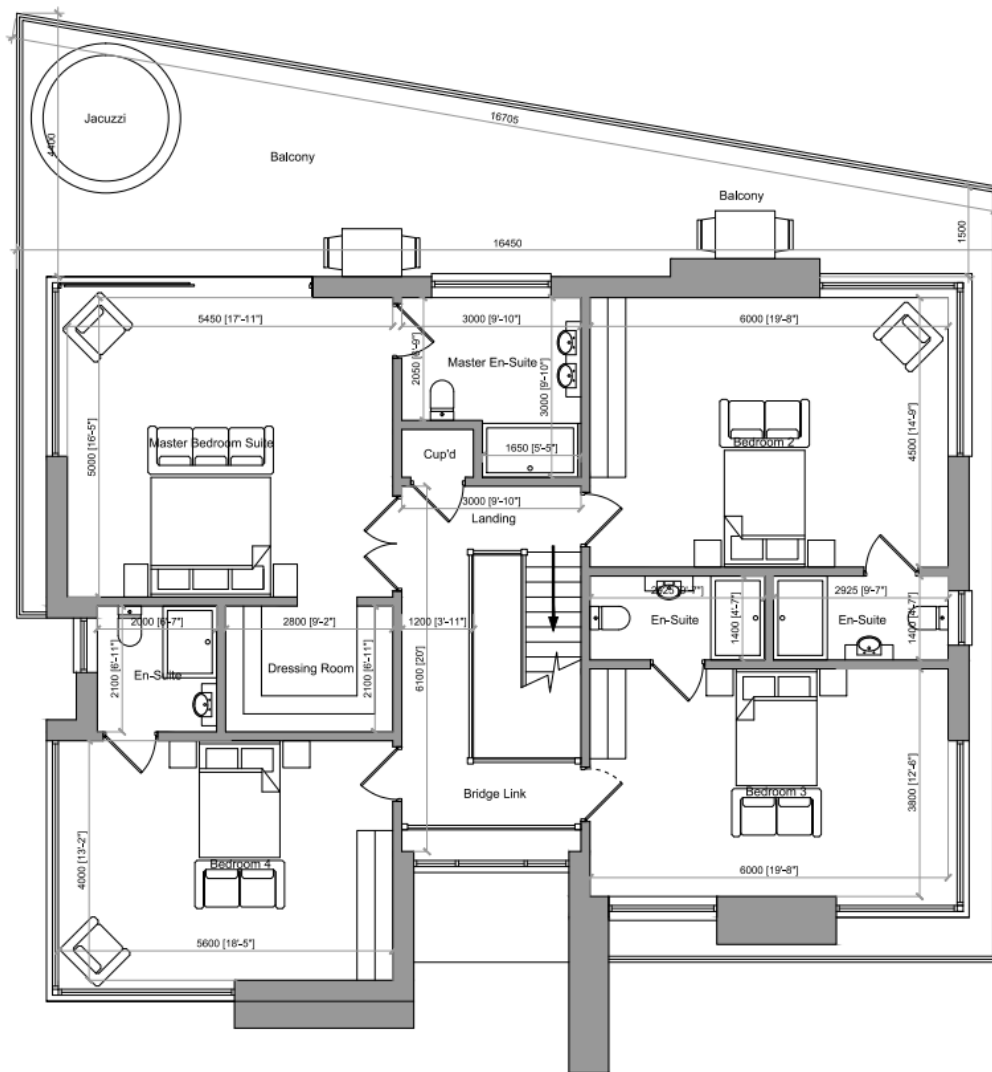
- 4.7 Our new dwelling will have a centrally located entrance that is set back which will allow a covered and sheltered area for when occupants are entering and exiting the property. The central hallway will provide access to the main elements of the dwelling to the left and right along with access to the rear.
- 4.8 There is a feature staircase that will provide access to the first floor level and bridge link walkway above. To the left, there is a large living room with feature fireplace and corner window that will look towards to the north and river, this room is accessed through double pocket doors. On the opposite side of the hallway, there is a cinema room, with corner windows and feature fire place.



**Proposed Ground Floor Plan**

- 4.9 Also accessed off the hallway is the cloak room and WC. At the rear of the dwelling is a large open plan living, kitchen and dining room area, this is accessed off double pocket doors, the living area will have a feature fireplace and corner windows set on both sides of the property serving the lounge area and the kitchen area. At the centre of the room, there are large sliding doors that will provide access onto the patio area.
- 4.10 Off the kitchen is the utility and pantry, the utility benefitting from a side access door that leads out into the garden/side passage.

- 4.11 At First Floor level we have designed four bedrooms including a master suite and three secondary bedrooms all accessed from the central gallery landing.
- 4.12 The master bedroom has access to the rear balcony terrace that will look over the expansive fields and garden space, this terrace will also have a private jacuzzi. The master suite will have a large en-suite shower room and dressing room along with corner window and sliding door section.

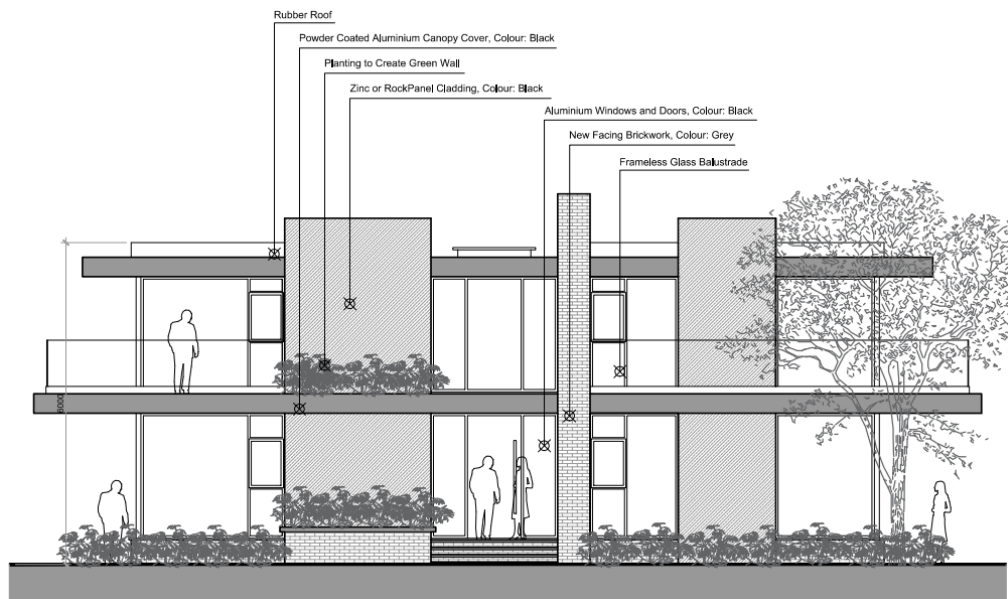


**Proposed First Floor Plan**

- 4.13 The second bedroom will also have a rear facing aspect with en-suite shower room. Bedrooms 3 and 4 are on the front of the dwelling and will also benefit from en-suite shower rooms and corner windows making all the bedrooms dual aspect.
- 4.14 The front bedrooms will be accessed off a bridge link that will allow the hallway to feel more spacious with elements of two storey areas from the ground floor. There is also a cupboard located on the landing.

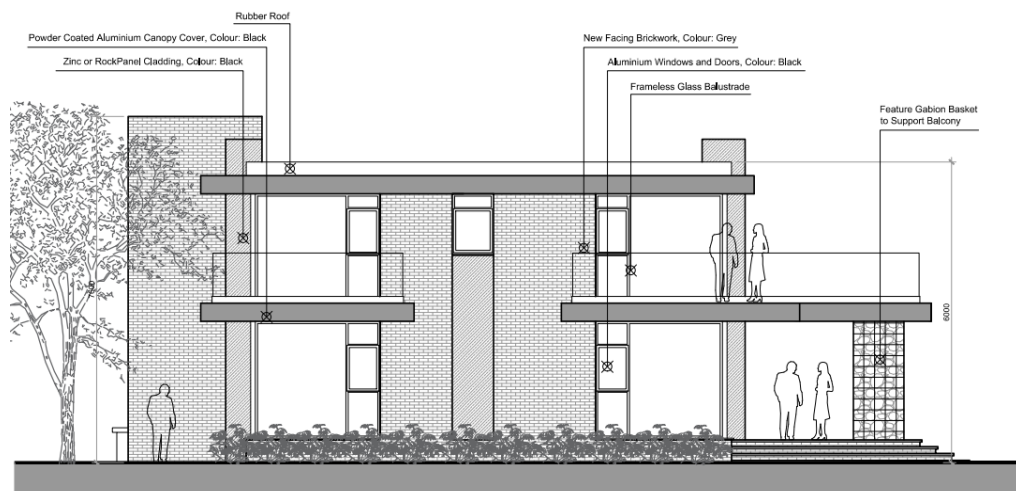
## External Layout

- 4.15 We have designed the exterior of the dwelling in a modern flat roof style, with a mix of brickwork, cladding and extensive glazing.
- 4.16 The front elevation is focused on a central entrance that is set back from the two wings either side, by having corner glazing units, this helps to reduce the massing, the chimney breasts will be finished in zinc or rockpanel cladding, to offer a striking contrast to the green setting and traditional brickwork.
- 4.17 We have anchored the design with horizontal band at first floor level, that will be formed with a aluminium powder coated canopy



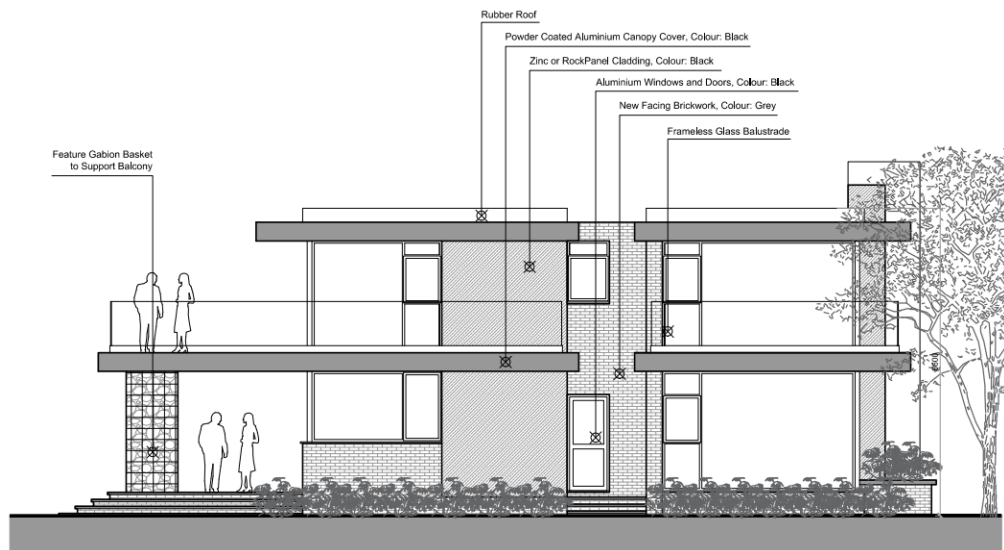
**Proposed Front Elevation**

- 4.18 The flat roof allows the overall height to be kept to a minimum and complements the modern design approach. We have proposed green planting to the ground and first floor levels that will provide a break in the massing.



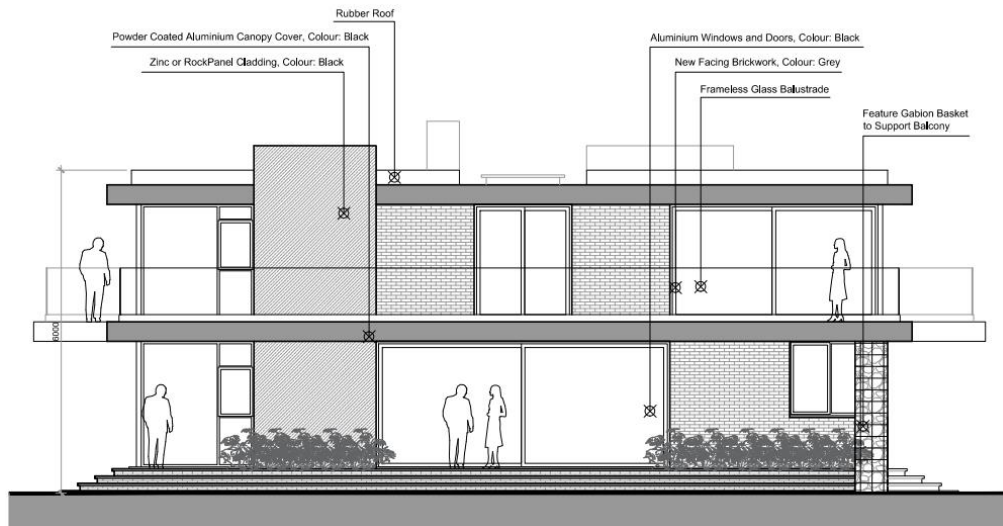
**Proposed Side Elevation**

- 4.19 Within the side elevations, the horizontal banding remains, due to the corner windows, the massing to the extremities of the properties are reduced again, whilst providing ample views out into the fields and land.



**Proposed Side Elevation**

- 4.20 The overhang above the kitchen section will be supported by a gabion basket wall that will add a further material to the rear and side elevation that will contrast the materials on site.



**Proposed Rear Elevation**

- 4.21 The effect of the design as a whole is to create a coherent and inspired appearance that fits comfortably with the scale of the dwelling and its natural setting.

CGI Visuals



Front Elevation



Rear Elevation



### Volume Calculations

- 4.22 In line with Green Belt Policy we have calculated the proposed volume of the dwelling as follows:

#### *Existing Volume Calculation*

##### *Main House -*

*Main Building - 168.0m<sup>2</sup> External Footprint x 2.50m Height = 420.0m<sup>3</sup>*

*Main Roof - 168.0m<sup>2</sup> x 1.30m = 218.4m<sup>3</sup>*

*Total: 638.4m<sup>3</sup>.*

##### *Detached Garage -*

*Main Garage Building - 41.0m<sup>2</sup> External Footprint x 2.40m Height = 98.40m<sup>3</sup>.*

*Garage Roof – 41.0m<sup>2</sup> x 1.00m Height = 41.0m<sup>3</sup>.*

*Total: 139.4m<sup>3</sup>.*

***Total: 777.8m<sup>3</sup> x 1,244.5m<sup>3</sup> (60% Allowance).***

#### *Proposed Volume Calculation*

##### *Main House -*

*Ground and First Floor Plans – 181.0m<sup>2</sup> Footprint x 6.00m Height = 1,086.0m<sup>3</sup>.*

*Garage – 41.0m<sup>2</sup> Footprint x 2.80m Height = 114.8m<sup>3</sup>.*

*Total: 1,200.8m<sup>3</sup>. Volume of New Dwelling.*

- 4.23 The total volume is well within the allowable volume for the site. The proposal will lead to a slight increase. This clearly constitutes a less than substantial increase in comparison to the original building.

### Sustainability & Environment

- 4.24 Whilst the full details of the scheme have yet to be finalised the proposal will be constructed in high quality modern materials with a layout designed to maximise daylighting and solar gain with large areas of glazing. We are proposing the following additional sustainability measures to improve the energy efficiency of the home and to reduce the design's overall carbon impact;
- 4.25 Building Fabric; High quality insulation above present Building Regulation Standards will be used throughout the roof, walls and floors as well as triple glazed window units that will reduce heating needs in the winter and contribute to the overall energy efficiency of the scheme.
- 4.26 The dwelling will also be built to a high level of air tightness, as confirmed by an air pressure test, and will use natural ventilation wherever achievable.
- 4.27 Renewable and Sustainably Sourced Construction Materials; Each of the materials to be used in the design will be sustainably sourced from as local a supplier as possible to reduce the carbon impact of delivery. The use of reclaimed brick will be an improvement in sustainability in comparison to new bricks.
- 4.28 Natural and LED Lighting; The use of large areas of glazing throughout the design will reduce the need for artificial lighting during the day. Where artificial lighting is needed it will be in the form of 100% Low Energy LED bulbs to reduce power consumption.

- 4.29 Air or Ground Source Heat Pump; Depending on the suitability of the site the proposal will include either an air source or ground source heat pump in order to provide a sustainable method of heating the dwelling by extracting renewable heat from the environment.
- 4.30 High Efficiency Boiler; If necessary to supplement the other renewable heat sources, a boiler of at least 92% efficiency will be fitted, in line with new Part L Building Regulation requirements to be introduced in 2022, to reduce gas consumption and meet the minimal heating needs associated with a well-insulated building.
- 4.31 In conclusion the ambition of this development is to limit its environmental impact using a fabric first approach to achieve above standard requirements of efficiency for a residential building, using sustainably sourced materials and supplemented by the use of a Solar PV array and Rainwater harvesting.

## 5.0 Planning Considerations

### National Planning Policy Framework (NPPF)

- 5.1 The Proposal has been created with consideration of the national policy framework the following paragraphs relating to sustainable development. We have addressed the provision of a good standard of amenity for existing and future occupants, situated the design in a sustainable location and responded to the local character and history.
- 5.2 Paragraph 8 states Achieving Sustainable Development; an economic objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 5.3 Paragraph 124 states: The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.4 Paragraph 127 states: Planning policies and decisions should ensure that developments:  
will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.  
are visually attractive because of good architecture, layout, and appropriate and effective landscaping.  
are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).  
establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.  
optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- 5.5 Paragraph 148 states: The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

## Proposals affecting the Green Belt

- 5.6 143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.7 144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.8 145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- a) buildings for agriculture and forestry;
  - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
  - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - e) limited infilling in villages;
  - f) limited affordable housing for local community needs under policies set
  - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
    - not have a greater impact on the openness of the Green Belt than the existing development; or
    - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

## Local Policies

### Rushcliffe Local Plan – Part 1: Core Strategy.

- 5.9 The 2014 Adopted Core Strategy, of the Rushcliffe Local Plan, contains the following policies of relevance to this application, summarised as appropriate:
- 5.10 Policy 1: Sustainable Development:
1. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.
  2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- 5.11 Policy 2: Climate Change:  
1. All development proposals will be expected to mitigate against and adapt to climate change, and to comply with national and local targets on reducing carbon emissions and energy use, unless it can be clearly demonstrated that full compliance with the policy is not viable or feasible.
- 5.12 Sustainable Design and Adaptation  
2. Development, including refurbishment where it requires planning permission, will be expected to demonstrate the following:  
how it makes effective use of sustainably sourced resources and materials and minimises waste and water use. For residential development, water use should be no more than 105 litres per person per day.  
how it is located, laid out, sited, and designed to withstand the long-term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms.  
that the building form and its construction allows for adaptation to future changes in climate; and  
that the building form and its construction permits further reduction in the building's carbon footprint where feasible and viable.
- 5.13 Flood Risk and Sustainable Drainage  
6. Development proposals that avoid areas of current and future flood risk and which do not increase the risk of flooding elsewhere and where possible reduce flood risk, adopting the precautionary principle to development, will be supported.
- 5.14 Policy 3: Spatial Strategy:  
1. The sustainable development of Rushcliffe will be achieved through a strategy that supports a policy of urban concentration with regeneration for the whole of Greater Nottingham to 2028. The settlement hierarchy for Rushcliffe to accommodate this sustainable development is defined on the Key Diagram and consists of:  
a) the main built up area of Nottingham.
- 5.15 Policy 8: Housing Size, Mix and Choice:  
1. Residential development should maintain, provide, and contribute to a mix of housing tenures, types, and sizes in order to create mixed and balanced communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants.
- 5.16 Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in areas where there is a significant degree of under occupation and an aging population.
- 5.17 The appropriate mix of house size, type, tenure and density within housing development will be informed by: a) Evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements; b) The Council's Sustainable Community Strategy and Housing Strategy; c) Local demographic context and trends; d) Local evidence of housing need and demand; e) Area character, site specific issues and design considerations; and f) The existing or proposed accessibility of a location by walking, cycling and public transport.

- 5.18 Policy 10: Design and Enhancing Local identity:
1. All new development should be designed to make:
    - a positive contribution to the public realm and sense of place.
    - create an attractive, safe, inclusive, and healthy environment.
    - reinforce valued local characteristics.
    - be adaptable to meet evolving demands and the effects of climate change; and
    - reflect the need to reduce the dominance of motor vehicles.
  
  2. Development will be assessed in terms of its treatment of the following elements:
    - structure, texture, and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces.
    - impact on the amenity of occupiers or nearby residents.
    - incorporation of features to reduce opportunities for crime, the fear of crime, disorder, and anti-social behaviour, and to promote safer living environments.
    - permeability and legibility to provide for clear and easy movement through and within new development areas.
    - density and mix.
    - massing, scale, and proportion.
    - materials, architectural style, and detailing.
    - the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
    - setting of heritage assets.
  
  4. Development must have regard to the local context including valued landscape/ townscape characteristics and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

### **Rushcliffe Land and Planning Policies (Local Plan Part 2):**

#### **Policy 1 Development Requirements**

- 5.19 Planning permission for new development, changes of use, conversions or extensions will be granted provided that, where relevant, the following criteria are met:
1. there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated.
  2. a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority.
  3. sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space.
  4. the scale, density, height, massing, design, layout, and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy.
  5. noise attenuation is achieved, and light pollution is minimised.
  6. there is no significant adverse effects on important wildlife interests and where possible, the application demonstrates net gains in biodiversity.
  7. there is no significant adverse effects on landscape character.
  8. the amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses.

9. there is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens.

10. it can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities.

11. the use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency; and

12. development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible

**Policy 17 Flood Risk**

- 5.20 Policy 17 states that planning permission will be granted in areas where a risk of flooding or problems of surface water exist provided that it does not increase the risk of flooding on the site or elsewhere.

**Policy 38 Biodiversity**

- 5.21 Policy 38 requires, where appropriate, to seek to achieve net gains in biodiversity and improvements to the ecological network through the creation, protection and enhancement of habitats, and the incorporation of features that benefit biodiversity.

**Rushcliffe Land and Planning Policies (Local Plan Part 2):**

- 5.22 The adopted Rushcliffe Local Plan was replaced in 2006 by the Non-Statutory Replacement Local Plan for Development Control purposes and the following policies from that plan will be used for guidance in Conservation Areas.

**Policy 13 Self-Build and Custom Housing Provision**

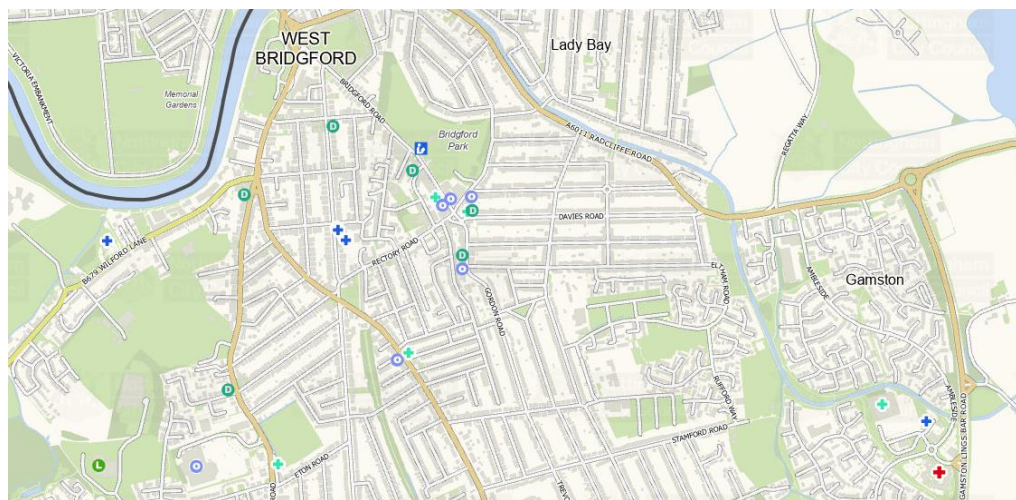
- 5.23 1. Proposals for self-build and custom homes are encouraged and will be approved provided the following criteria are met: a) the development is in an appropriate location subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including Green Belt, landscape, historic and environmental designations; b) it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; c) it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and d) there is no significant adverse impact on highway safety and adequate provision for access and parking is made.

**Policy 21 Green Belt**

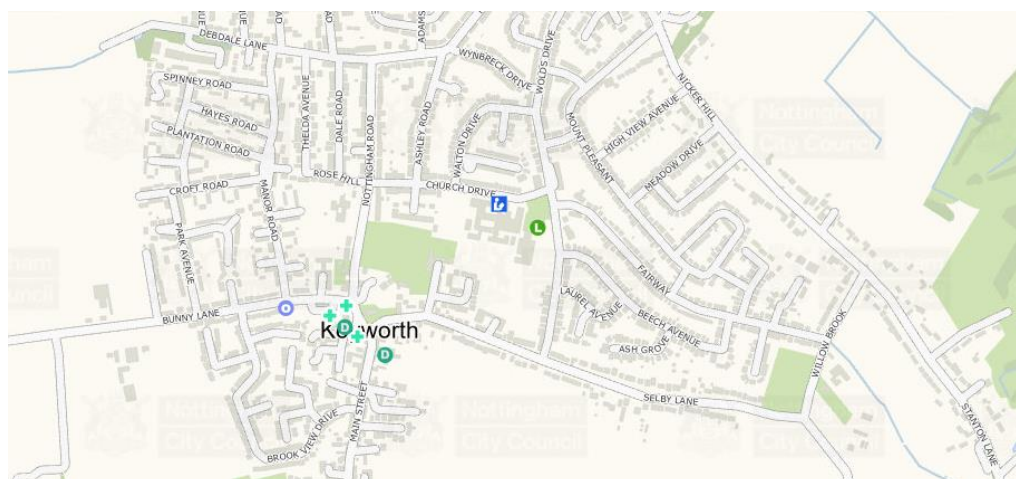
- 5.24 1. The boundaries of the Green Belt in Rushcliffe are as defined on the Policies Map.  
2. Applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework.

## 6.0 Access, Servicing and Parking

- 6.1 Refuse storage will be provided on site including storage for general waste in addition to a focus on recycling waste including compostable food waste.
- 6.2 The proposed private driveway access has been designed to meet highways standards and allow entrance and exit to the site safely in a forward gear, we are proposing to utilise the existing dropped kerb and entrance to the site to the west of the site via Cotgrave Road.
- 6.3 There will be ample on site car parking, as per our Proposed Site Block Plan, including EV Charging Points.
- 6.4 As mentioned previously, the occupants will rely on private transport to visit local towns such as West Bridgford and Keyworth where there are local health and social care facilities, just a short distance from the proposed dwelling.



Map showing services in West Bridgford; Source: Insight Mapping



Map showing services in Keyworth; Source: Insight Mapping

- 6.5 There are plenty of amenities for the applicant to take advantage of locally in both West Bridgford and Nottingham City Centre, making the location sustainable.



## 7.0 Summary & Conclusions

- 7.1 Our proposed scheme seeks to develop an existing residential site with a replacement dwelling to meet today's needs for the applicant.
- 7.2 Our proposal will fall in line with the Green Belt policy in terms of built volume in comparison to the existing buildings on site, this is within the guidelines of enlargement within the greenbelt.
- 7.3 Our proposal will be of a high quality, inspired design constructed using authentic local materials to create a successful overall appearance.
- 7.4 Our proposal will be designed with a comprehensive, fabric first approach to sustainability and the environment, integrating several renewable energy technologies and energy saving methods.
- 7.5 The proposal therefore represents a sustainable form of development which, in the absence of any other material circumstances which would dictate otherwise, should be approved.
- 7.6 The application proposal seeks to develop an existing brown field site, which is currently not being used to its full potential. The existing dwelling is in a poor state of disrepair and is not making full use of the existing site.
- 7.7 The design approach including the choice of materials and facades are sympathetic to the surrounding area whilst adding a modern edge. Scaling and massing have been carefully considered despite the lack of immediate neighbours to the property.
- 7.8 The layout of the dwellings has been designed to maximise desirable outlook and eliminate overlooking with the use of obscure glazing and carefully positioned windows on the side elevation bordering the neighbouring land.
- 7.9 The scheme will enhance the appearance of the existing site, allowing it to be used efficiently and effectively providing more family homes in line with local demographics.
- 7.10 There are no other issues that have been identified that are material to the determination of the planning application. The proposals can be considered to accord with planning policies, and the Local Planning Authority, is, therefore, respectfully requested to grant planning permission for our proposed development.