

**PLANNING, DESIGN AND ACCESS STATEMENT FOR THE
ERECTION OF ONE DETACHED DWELLING FOR RESIDENTIAL
USE AND ACCESS PROVISION**

**IN RESPECT OF LAND AT MUFFINS GAP
LOMBARD STREET
ORSTON
NOTTINGHAMSHIRE
NG13 9NG**

**APPLICATION MADE ON BEHALF OF
MR JASON & MRS SUSAN HOSE**

Prepared by

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PLANNING STATEMENT

1. Introduction

- 1.1. We are instructed on behalf of Mr Jason and Mrs Susan Hose (the “**Applicant**”) in respect of a full Planning Application (the “**Application**”) submitted to Rushcliffe Borough Council (the “**Council**”) for the erection of one detached dwelling for residential use and access provision (the “**Proposed Development**”) at Muffins Gap, Lombard Street, Orston, Nottinghamshire, NG13 9NG (the “**Site**”).
- 1.2. This statement assesses the relevant local and national planning policy considerations in the context of the Proposed Development and demonstrates, as justified herein, that the Proposed Development satisfies all of the relevant local and national planning policy considerations and, therefore, that the Application should be granted on the grounds as set out herein.
- 1.3. This statement should be read alongside the other documentation submitted in support of the Application for the Proposed Development, including the submitted plans.

2. The Site

- 2.1. The Site is a portion of garden land associated with “Muffins Gap”. There are various outbuildings within the wider garden area, and the Site is largely bounded by hedgerows up to three meters in height. There is an existing hedge which is 3.5m high and 2m deep.
- 2.2. There is residential development within the vicinity of the Site and, to the south, planning permissions have been granted for two dwellings on land under separate ownership to the Applicant.

3. The planning history in respect of the Site

- 3.1. Relevant to this Application for the Proposed Development are the following two planning permissions that have been granted in respect of the Site:
 - 3.1.1. “*Erection of 1no. detached dwelling and provision of new access*” (Reference No: 19/00730/FUL) which was granted planning permission by the Council on 29th May 2019, subject to conditions (the “**2019 Permission**”); and
 - 3.1.2. “*Erection of Three detached dwellings and access provision*” (Reference No: 21/00180/FUL) which was granted planning permission by the Planning Inspectorate (Appeal Ref: APP/P3040/W/21/3277807) on 25th January 2022 (the “**2022 Permission**”).

4. The Proposed Development

- 4.1. Notwithstanding that the Applicant is able to implement the 2022 Permission, the Applicant applies to the Council for a much-reduced scale of development, namely in the form of one detached dwelling and access provision as shown on the accompanying plans.
 - 4.2. The Applicant intends to live on the Site with their family. The dwelling is proposed to be two-storeys high, with a ground floor and first floor. The ground floor is proposed to cater for a combined kitchen, dining and living area, a separate lounge area, a hall and outside porch (which leads to an outside paved area, with landscaping proposed on either side thereto), dining room, WC and pantry. To the rear of the ground floor are proposed sliding bi-folding doors, followed by
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an outside paved area, providing easy access to/from the garden to the house. There is also a paved area proposed to the right side of the dwelling. The ground floor would be approximately 150mm above the existing ground level on the Site.

On the first floor, four bedrooms are proposed all with access to an en-suite bathroom. A good-sized garden is proposed to the rear of the Site. There is a small storage room proposed within the landing of the first floor. The Proposed Development is considered sufficient and of proportionate size for the Applicant and their family to be able to live at the house.

- 4.3. The Site includes an access road (as summarised further at paragraph 4.8 below) which will lead to a turning area which allows vehicles accessing/aggressing from the Site to be able to drive in a forward-facing gear.
 - 4.4. There is a garage proposed, which contains a ground floor 'link' to the main dwelling, to allow for the indoor parking of 3 cars that will be used by the Applicant, their family and for their visitors. A car charger in the garage is proposed to be provided, as well as solar pv panels on the roof of the dwelling and garage, together with rainwater storage and high levels of insulation to external envelope of the dwelling and garage, reflecting the sustainable nature of this proposal.
 - 4.5. In addition, the garage will allow for a home office space and store-room above the car parking spaces to facilitate home-working which will assist with reduced car use by the Applicant and their family as it will mean that they are able to work from home regularly. A laurel hedge around the eastern perimeter of the Site and also along the southern perimeter of the access road is proposed in order to protect the future residential amenity of the Applicant and nearby residents.
 - 4.6. The ground floor 'link' between the garage and the dwelling will contain stairs (for access to the ground level of the dwelling from the garage) as well as a toilet, boot room and utility. Leading from the boot room to outside is a paved area, adjacent to proposed landscaping on either side, to ensure easy access from the link to outside.
 - 4.7. Existing trees are proposed to be retained and new trees to be planted, pursuant to recommendations of the Tree Survey submitted in support of this Application, as detailed further below.
 - 4.8. The Proposed Development i.e. the detached dwelling would be accessed in the same way as that shown (and approved by the Council and the Highways Department) pursuant to the 2019 Permission. Access for the Proposed Development is shown on the proposed site plan, with the access road leading from Lombard Street, along The Row (which is existing access to/from the Site and other adjacent properties (including Sunrise Cottage, Poppy Cottage and Muffins Gap) to the new proposed resin gravel access road (which will be 4.5 metres wide) with proposed gates and brick piers to ensure privacy and security for the Applicant and their family. The proposed gates will be set back 5 metres from the boundary of the Site. Hardstanding is proposed outside of the front of the garage. Accordingly, the proposed access provision should be regarded as acceptable in principle, although it is appreciated that consultation with the Highways Department must nonetheless take place in the usual way.
 - 4.9. Bat and bird boxes will be provided on the Site as indicated on the submitted plans in order to ensure that any birds/bats are protected by virtue of the Proposed Development, as well as a bin store at the entrance to the Site. Furthermore, a drain channel at the entrance to the Site is proposed in order to prevent discharge of surface water onto the private road. Foul drains will
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discharge into a Bio-disc mini-treatment plant, and the surface water drains will discharge into a 5000 litre storage tank with overflow to a proposed soakway.

- 4.10. During the construction phase, there is protective fencing proposed around most of the Site boundary in order to protect residential amenity of the nearby properties and in order to protect the trees. The proposed location of the protective fencing is shown on the proposed site plan submitted hereto.

5. The relevant local and national planning policy considerations in the context of the Application for the Proposed Development

- 5.1. Within Rushcliffe borough, the Local Plan comprises the following documentation relevant in the determination of this Application:

5.1.1. Local Plan Part 1 (Core Strategy) (adopted December 2014) (the “**Local Plan Part 1**”);
and

5.1.2. Local Plan Part 2 (Land and Planning Policies) (adopted October 2019) (the “**Local Plan Part 2**”)

- 5.2. We consider that the following policies are relevant in the determination of this Application:

5.2.1. Policy 1 (Presumption in Favour of Sustainable Development) of Local Plan Part 1;

5.2.2. Policy 3 (Spatial Strategy) of Local Plan Part 1;

5.2.3. Policy 10 (Design and Enhancing Local Identity) of Local Plan Part 1;

5.2.4. Policy 14 (Managing travel demand) of Local Plan Part 1; and

5.2.5. Policy 1 (Development Requirements) of Local Plan Part 2.

Should the Council consider that there are further relevant policies in the context of this Application, we reserve the right to review and comment on these.

- 5.3. Policy 3 of Local Plan Part 1 helps form the sustainable development strategy for the Council and specifies that “other villages” such as Orston, where the Site is situated, will aim to deliver development through small scale proposals, exception sites or infill development. As confirmed within paragraph 5 of the 2022 Permission, recent developments and approvals in the locality have altered the character of the local area, and the nature of the Site is now that of an infill site as it would now constitute infill within the built fabric of the village, due to other recent approvals and does not extend beyond the environs of the settlement, into the open countryside beyond. Accordingly, the Proposed Development satisfies Policy 3 on the grounds that it is regarded as infill development given its specific characteristics. This approach accords with the Planning Inspectorate’s decision on the same as outlined within the 2022 Permission.

- 5.4. The Site is in a sustainable location. The village within which the Site sits has various services and facilities available for the Applicant to use. Pedestrian and cycle access to these services is easily achievable. This summary is reflected within paragraph 7 of the 2022 Permission.

- 5.5. As acknowledged within paragraph 8 of the 2022 Permission, there are a range of sizes and types of residential development, and the adjacent approvals are for designs of a more modern outlook as well as the variations in the immediate vicinity. The Proposed Development would complement the existing mix of housing within the wider settlement and its proposed form, layout and design is considered to fit in well with the immediate nearby dwellings and the wider range of houses
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within the built-up form of the village. The Site is located towards the bottom of the garden and is therefore distanced away from public view.

- 5.6. The Applicant has designed a high-quality, carefully, well thought-out proposed dwelling that makes efficient use of the space provided in order to cater for a family house. In addition, it provides sufficient ancillary amenity and circulation space as required pursuant to Policy 1 of Local Plan Part 2. Accordingly, the Proposed Development is not an over-intensive form of development and will not be overbearing in relation to neighboring properties, nor lead to overshadowing or loss of privacy. Furthermore, a suitable means of access has been provided for the Proposed Development, together with a proposed laurel hedge, which will ensure that there is no detrimental impact upon amenity of nearby properties or highway safety, as the access/egress to the Site can take place in a forward-facing gear and there is enough space to turn around in front of the proposed house to ensure cars to leave in a forward-facing gear.
 - 5.7. Careful consideration has been given to offer aspects of eco sustainability within the Proposed Development, reflecting local and national planning policy requirements to provide sustainable and energy efficient development. As indicated on the plans submitted hereto, solar pv panels are to be provided over both the garage and the house roofing, together with high levels of insulation to the external envelope of the dwelling/garage to hopefully assist with retaining heat as much as is possible in winter (and thereby being less reliant on heating), together with rainwater storage.
 - 5.8. As detailed briefly above within the Proposed Development section of this Statement, various landscaping has been proposed in order to ensure that the Proposed Development fits well into the Site and its surroundings and offers a visual enhancement to what presently exists at the Site. For example, the access drive and hardstanding area is proposed to be charcoal grey resin bonded aggregate, with grey or red block edgings. This material is self-drainage, which demonstrates the sustainability and strength of the development in the event of rainfall. Further details of the landscaping proposals are included within the submitted planning specification.
 - 5.9. The materials and design have been carefully selected to ensure that this Proposed Development is sympathetic to the Site and the surrounding area and will complement the character and appearance of its neighboring buildings. The choice of materials are traditional in nature which will help reinforce valued local characteristics, for example such as the roof finish being proposed to be a natural blue slate and the link which is to contain corbelled brick courses at the eaves. The external walls will be facing bricks and a pc stone cills for window openings, together with flat arch splayed bricks over the external openings. Accordingly, the architectural style, materials and detailing of the Proposed Development ensure that it will offer a positive contribution to the public realm and a sense of place, offering a betterment as to what exists at the Site as at today's date.
 - 5.10. Submitted in support of this Application is a Tree Survey prepared by C B E Consulting and dated 15th January 2021. This sets out the tree survey findings and tree management recommendations in respect of the Site. The Applicant has ensured that the Proposed Development reflects the tree survey findings and all of the tree management recommendations have been included within the scope of this Proposed Development.
 - 5.11. Taking the above factors into account, it is considered that the Proposed Development satisfies the relevant policies of the Local Plan Part 1 and Part 2, particularly including Policy 10 of Part 1 and Policies 1 and 22 of Part 2 which expect development to make a positive contribution to sense of place, have effective treatment of massing, scale and proportion as well as
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architectural system and the new built development integrates with existing buildings and is consistent with the guidance on design pursuant to the National Planning Policy Framework.

5.12. The access arrangements proposed are the same as those approved pursuant to the 2019 Permission. The 2019 Permission therefore establishes the principle of the access, which is a matter which the Inspectorate also concluded within paragraph 11 of the 2022 Permission. The existing hedge to the north of the access is proposed to be retained, together with a proposed laurel hedge to the south of the access road in order to ensure that the access road is aesthetically pleasing and offers a 'green' feel to help enhance the Site and its surroundings. Furthermore, resin gravel is proposed along the access road, as well as at the turning area. The use of this material should ensure that noise from the vehicles is at an acceptable level and does not cause any unacceptable impact on residential amenity. Accordingly, the access arrangements are considered to be acceptable to serve the Proposed Development pursuant to Policy 1 of Local Plan Part 2, which expects developments to not have a significant adverse effect upon the amenity of adjoining properties by levels of activity or generation of traffic.

5.13. The Proposed Development is for a much smaller scale than that granted pursuant to the 2022 Permission. The National Planning Policy Framework states that development that accords with the development plan should be approved without delay. There are no material considerations, either considered individually or cumulatively, that indicate that planning permission for the Proposed Development should not be granted.

5.14. The Owner has submitted a draft Unilateral Undertaking made pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) which confirms that, upon receipt of the Planning Permission for the Proposed Development, the Owner agrees not to implement the 2022 Permission.

4. Conclusion and planning balance

4.1. The Proposed Development would provide for one detached dwelling on the Site, which is of a much more reduced scale than that granted pursuant to the 2022 Permission which was also considered to be policy compliant. The Proposed Development satisfies all of the Council's development plan policies as highlighted above. There are existing residential buildings within the immediate locality of the Site and our assessment is that the Proposed Development would constitute appropriate limited infill development.

4.2. The Proposed Development meets both the local and national planning policies and there are no residential amenity issues or other impacts identified and, during the construction phase, protective fencing is proposed to ensure that there is minimal disruption during the build. The Application, therefore, accords with Government guidance as set out in the National Planning Policy Framework and the policies and the relevant paragraphs of the Council's adopted Local Plan and we submit, therefore, that the Application should be granted.

4.3. Notwithstanding the Applicant's assessment, should it be required by the Council, the Applicant is more than willing to provide any additional information, clarification and/or justification that the Council may require during the progression of this Application in order to hopefully assist with a positive determination in this case.

DESIGN AND ACCESS

In respect of the Design & Access Statement, we set out below the relevant factors:

Use

The Proposed Development is residential in its composition and is to be occupied by the Applicant and his family.

Amount

The Proposed Development, namely a dwelling with a link leading to a garage/work-storage space, will provide space which is suitable and commensurate with the needs of the Applicant and their family, whilst also being of a scale, mass, and design which respects and reflects the residential backdrop to the Site.

Fundamentally, the Proposed Development envisages the development of a modest and sensitively designed dwelling, which will provide permanent housing for the Applicant and their family. It is of a scale that is appropriate to its location and small scale in nature.

Layout, scale and appearance

The Proposed Development is proposed to be constructed using the aforementioned materials in order to be able to blend with the immediate and wider locality to the Site in order to continue to maintain the existing character of the immediate locality and its wider setting. This will ensure that the Proposed Development is sensitive to the character and appearance of the area within which it will sit, which respects the residential character of the area. The design and materials used for the Proposed Development are therefore sympathetic to its surroundings and offer a traditional house design.

The Proposed Development has been sited, designed and oriented in a location that will not adversely affect visual amenity, with the Proposed Development viewed from the surrounding area against a backdrop of existing residential development at the Site and within the immediate locality.

Visual Amenity

The Proposed Development will be located within the immediate proximity to the existing dwellings of varying form, size and scale. Given its proposed size, design and layout, the Proposed Development would complement the character to the immediate area.

Taking the above into account, it is considered that there would not be any significant impact upon visual amenity and that the Proposed Development therefore accords with the relevant national and local policy considerations in this context.

Residential Amenity

The design, form and layout of the Proposed Development ensures that issues of overlooking, loss of privacy and overbearing impact are limited and considered acceptable. The Site is located towards the bottom of the garden and is therefore distanced away from public view.

During the construction phase, there is protective fencing proposed around most of the Site boundary in order to protect residential amenity of the nearby properties.

Parking & Highway Safety

The Site proposes access and parking provision as shown on the accompany plans. The access and parking arrangements show sufficient space to allow permanent parking by the Applicant.

The Proposed Development would result in adequate access, parking and turning facilities and is considered not to have an unacceptable adverse impact on highway safety.

Flood Risk

The Site is not in an area at risk of flooding.



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