

# Outline Planning – Design & Access Statement

*New dwelling to the rear of 40 High Street,  
Gretton, Corby, NN17 3DE*

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### THE SITE:

The site is situated off Orchard Lane in the village of Gretton, to the rear of number 40 High Street and lies partially within the Gretton conservation area. The site is currently used for storage and is fenced off. The topography of the site is flat.

### PROPOSAL:

The proposal is for a two bedroomed detached bungalow including associated landscaping and vehicle parking.

### PLANNING POLICY AND THE PRINCIPLE OF DEVELOPMENT:

Planning policies relevant to the proposal within the village of Gretton are listed below:

- National Planning Policy Framework
- North Northamptonshire Joint Core Strategy 2011 – 2031
- Part 2 Local Plan for Corby
- Gretton Neighbourhood Plan

The main consideration in determining any planning application, is to establish the principle of development through policy, access, and design.

Sustainable development is set at the fore front of modern planning and development. The NPPF echoes this throughout the document. Economic, Social, and environmental dimensions are key to any successful sustainable development and if adapted well into the design, the NPPF makes it clear that 'sustainable development' should be supported.

The site is located within a built-up residential area and is not designated for its heritage or environmental value. The site is fenced off and vacant and is currently used for storage.

The site lies in the village of Gretton within close proximity of local services. Gretton offers a local school/nursery, village hall, a cricket and social club, two pubs, and good transport links to wider amenities in nearby Corby, Oakham and Uppingham. The surrounding community is growing and thriving.

The proposed use of a garden/storage site is a sustainable option.

The new dwelling will allow for the adaption to climate change with the use of innovative technologies and modern building methods.

### **North Northamptonshire Joint Core Strategy 2011 - 2031, Policy 11.**

*2b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.*

Reference 2b of policy 11 allows small scale infill development on suitable sites within villages on vacant or underdeveloped land.

### **Gretton Neighbourhood plan.**

*Windfall sites are small infill or redevelopment sites that come forward. These sites can comprise redundant or vacant buildings including barns, or gaps between existing properties in a built-up area. Such sites have made a regular contribution towards the housing supply in the Parish. For example, in the last four years, six units have been provided.*

*There remain several small site opportunities for windfall development within the updated Limits to Development and it is recognised that they will continue to make an important contribution to housing provision in the Parish over the lifetime of the plan Gretton Neighbourhood Plan Policy H6: Windfall Sites – Development proposals for infill and redevelopment sites will be supported where:*

- a) They are within the Limits to Development of Gretton;*
- b) They help to meet the identified housing requirement for Gretton;*
- c) They reflect the character and historic context of existing dwellings within Gretton;*
- d) They retain existing important natural boundaries such as trees, hedges and streams;*
- e) They provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in a severe direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken;*
- f) They do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;*
- g) They do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the dwelling;*
- h) They are directly adjacent to the village Limits to Development access is directly available to current roads and not over the land of existing or planned private dwellings, without permission of the owner, and*
- i) They do no increase flood risk and incorporate the use of sustainable urban drainage systems.*

The site is located between 40 High Street and 6 Orchard Lane and has no real purpose. The site is vacant and underdeveloped and would therefore fall within these policies.

### **Access:**

The site benefits from existing vehicle access directly from Orchard Lane. The existing access is proposed to be retained for the sole use of the new dwelling. Number 40 High Street will no longer have rear access to their property from Orchard Lane.

The plans include for three off road vehicle parking spaces including bike storage.

Existing boundary treatments are also to be retained.

### Design:

The design of the property takes inspiration from the varying styles within Orchard Lane and from both past and recent planning approvals within the vicinity.

The site being in the conservation area also formed a significant role in informing the design of the house. The design seeks to be sympathetic to the local character and uses design cues local to the area as well as materials that are locally sourced to reinforce the local vernacular.

The site has an area of 220sqm, and the proposed footprint of the new dwelling is 69sqm. The siting of the property has been considered in relation to the surrounding dwellings including the scale and massing to reduce any impact on the street scene and surrounding properties. The design elements and materials have taken inspiration from the local vernacular of Gretton, including local stone, slate roofs and varying roof heights.

Preplanning advice has been sought for the proposal and in principle could be supported if the highways issues regarding the number of dwellings to be served off of the private driveway were to be resolved. We have since had further discussions with the highways department regarding the existing access.

The proposal shows the existing rear vehicle access will be solely for the use of the proposed new dwelling and not see an intensification in use of the private driveway off of Orchard Lane.

### Conclusion:

We feel the proposed dwelling characterises a sustainable form of development adding to the character of Orchard Lane, whilst respecting the surrounding desirable-built development and natural environment. The proposal, we feel adheres to both national and local planning policy and would hope to ascertain the support for the proposal during this outline planning application.