

OUTLINE PLANNING APPLICATION FOR ERECTION OF DETACHED  
BUNGALOW AND GARAGE;  
REAR OF 48 RETFORD ROAD, BLYTH, NOTTS

The application site is located at the rear of the applicant's existing dwelling at 48 Retford Road, Blyth. There is an existing barn and stable block located on the site at the moment that will be demolished. Access to the proposed development will be via the existing access from Retford Road that will be widened to 4.5m in order to enable two vehicles to pass without one having to wait in the public highway. The existing frontage development along Retford Road is mainly composed of detached two storey dwellings. The proposed single storey dwelling will ensure that there will be no loss of amenity or privacy for the frontage properties from any overlooking. Screen fences will be erected as shown in the submitted site layout to ensure that privacy for the existing neighbouring dwelling is not compromised. A vehicular turning area will ensure that vehicles can turn in order to prevent the need to have to reverse onto the public highway. A refuse bin store will be provided on the Retford Road frontage.

The site is located within the settlement boundary and the general residential area of Blyth as identified in both the Bassetlaw Local Plan and the Blyth Neighbourhood Plan. As a matter of principle therefore the erection of a dwelling on the application site is acceptable in land use terms.

Section 8.1 of the Bassetlaw Local Plan is entitled "Promoting High-Quality Design" and states as follows:-

*"8.1.3 "New developments should therefore make a positive contribution to the character and appearance of the environment within which it is located, having regards to its local context. Important local features, both within the landscape and built environment in particular should be retained where practicable as part of the proposal. Character could also respond to the communities' changing lifestyle in the four. This should be set out in the Design and Access Statement that supports the application.*

*"8.1.4 Design of new development is not just about aesthetics. It is important that new development delivers sustainable, inclusive and mixed communities in order to create successful places where people want to live, work and relax, that are well cared for and stand the test of time. Policy ST35 requires that new development be designed to meet the needs of relevant users such as the young and old, disabled, parents and carers. On that basis, it is also important that places are safe and that development is designed to reduce the opportunity for crime, as well as the fear of crime."*

*"8.1.6 The successful delivery of the spatial strategy requires that proposals optimise the capacity of sites as required by Policy ST 30. This growth needs to be carefully managed in order to ensure the delivery of inclusive, healthy and liveable neighbourhoods that are well supported by infrastructure and that respects the built and natural environment within which it is located. Good*

*urban design is also therefore a useful tool for achieving many of the Local Plan's other policy objectives in a cost effective way."*

Policy ST30 of the Local Plan entitled "Housing Mix" states as follows:-

*"1. All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure by:*

- a) making efficient use of land while respecting the character of the area;*
- b) providing an appropriate mix and type of market housing, affordable and specialist housing for older people and disabled persons informed by the Council's most up-to-date evidence of housing need, as identified in policy ST29 and Policy ST31;*
- c) supporting proposals for the development of community-led housing schemes."*

The policy continues by confirming support for self build and custom build housing which is relevant and in so far as the present proposal involves the erection of a self build bungalow potentially for the applicant to move into following the sale of their existing large detached dwelling on the frontage.

Section 7.19 of the Local Plan deals with "Specialist Housing" and states as follows as far as it is relevant to the present proposal:-

*7.19.3 "44% of those on the Council's housing waiting list (at January 2020) are older people requiring specialist accommodation now and in the short term. The Council spend close to £1million per annum on adaptations to ensure that tenants can remain in their home. Population growth means that the number of older households can only increase this issue further. Meeting older peoples housing needs over the plan period is therefore a priority for the Council and this Local Plan."*

*7.19.4 "The National Planning Policy requires Local Plans to meet housing needs, including for older people and people with disabilities. One of the ways the planning system can contribute is by ensuring that sufficient accommodation is provided to meet peoples' needs as they change over their lifetime. This can include the provision of bungalows or smaller accommodation to allow people to downsize; provision of level access accommodation; or by ensuring that new homes are built to the 'optional accessible and adaptable dwellings (Part M4(2)) Building Regulations standard."*

Local Plan Policy ST31 states as follows:-

*"Proposals for well-designed specialist housing such as homes for older people, people with disabilities or homes for other specific groups who may require properties that are specifically designed will be supported where:*

- a) the location is able to meet the social and housing needs of the intended residents;*

- b) *the proposal will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or amenity;*
- c) *it can be demonstrated that the development can be accommodated within the capacity of public services and has the support of the relevant statutory agencies including health and social care;*
- d) *the site is in close proximity to everyday services preferably with safe and suitable walking/ cycling routes or public transport connections appropriate for the intended occupier;*
- e) *it can be demonstrated that the development will be designed and managed to provide the most appropriate type and level of support to its target resident; and*
- f) *it can be evidenced that where relevant revenue funding can be secured to maintain the long term viability of the scheme.”*

Blyth Neighbourhood Plan includes a range of planning policies that reflect the local communities aspirations and vision for the future. Paragraphs 6.5.7 and 6.5.8 state as follows:-

*“6.5.7 The community of Blyth has clearly expressed the desire to protect the current character of the village while allowing for sustainable growth in the Parish. Allowing for regeneration of previously developed land and undeveloped land within the settlement footprint of the village will provide additional residential opportunity in locations and ways that promote social cohesion and yet do not have a detrimental impact on the character of the areas.*

*6.5.8 Residents have also expressed a strong desire for new housing delivered in the parish to reflect local needs, particularly the demand for housing suitable for the elderly to reflect the aging population. In addition to starter homes needed for young people currently living in the village. ”*

The National Planning Policy Framework (NPPF) 2023 sets out the Government’s planning guidance and identifies three broad objectives including economic, social and environmental. At the heart of the guidance is a presumption in favour of sustainable development. This requires applications for sustainable development that accord with up-to-date development plans to be approved without delay. It further requires local planning authorities to approach decisions on planning applications in a “positive and creative way” and “decision-makers at every level should seek to approve applications for sustainable development where possible.” As far as the present proposal is concerned there is a need to provide sufficient housing land that should include “the size, type and tenure of housing needed for different groups in the community.” This should include “those who require affordable housing; families with children; older people (including those who require retirement housing; housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own home.” As far as the need to identify land for housing is concerned the guidance, amongst other things, requires local planning authorities to “support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.” As far as the supply of housing land is concerned the

guidance includes the need to make effective use of land to the extent that permission should be refused for applications that fail to make efficient use of land.

The proposed development is located within the settlement boundary of Blyth and therefore will not involve encroachment into the surrounding countryside. It involves the erection of a single storey dwelling that will replace an existing single storey structure (barn/stable) and therefore will have no further visual impact on the character of the area than that which already exists. It will provide single storey accommodation for existing elderly members of the community thereby enabling them to maintain the social relationships that they have developed in the village over the years. Single storey residential accommodation is generally not being provided as a result of traditional market forces that encourage the erection of two storey dwellings which maximises the amount of square footage (and therefore the financial return) that a site can generate. The application site is in a highly sustainable location within walking distance of all local facilities and services in Blyth with good public transport connections in order to access higher level services in larger surrounding settlements. The 'character' of the area in which the site is located is of no particular value that warrants special protection and in view of the above it is submitted that the proposed erection of a single storey dwelling to replace existing buildings on the site will not be harmful to the character of the area.