

16/01/2007

**Item**                **2.1****Reg. No.**        **9/2006/1378/F****Applicant:**

Mr J Doran  
91 Salisbury Drive  
Midway  
Swadlincote  
Derbyshire  
DE11 7LE

**Agent:**

Mr J Doran  
91 Salisbury Drive  
Midway  
Swadlincote  
Derbyshire  
DE11 7LE

**Proposal:**        **The erection of a dwelling at Garden of 91 Salisbury Drive Midway Swadlincote**

**Ward:**            **Hartshorne/Ticknall**

**Valid Date:**     **29/11/2006**

**Reason for committee determination**

The applicant is the partner of an employee in Planning Services.

**Site Description**

The site is the side garden of a semi-detached house on a corner plot. Salisbury Drive is characterised by regimented rows of post war semi-detached houses set in an ordered pattern which make up the estate.

**Proposal**

The proposed detached house would front Salisbury Drive but gain access at the rear/side from Truro Close along with maintaining parking space for the existing house. The house is of a similar style to the others on the estate.

**Applicants' supporting information**

A design and access statement has been submitted with the application which (among other things) analyses the character of the area and compares the site with other sites in the district where permissions have been granted for similar developments. The statement concludes that the brownfield site is a suitable plot to cater for the Government's request for housing to meet the current high demand without adversely affecting the characteristics of the surrounding area or the amenities of the neighbouring dwellings.

**Planning History**

None.

## **Responses to Consultations**

The County Highway Authority has no objection subject to conditions.

## **Responses to Publicity**

None.

## **Development Plan Policies**

The relevant policies are:

RSS8: Policies 2 & 17

Joint Structure Plan: Housing Policy 3

Local Plan: Housing Policies 4 and 11.

## **Planning Considerations**

The main issues central to the determination of this application are:

the principle of the development and the impact of the development on its surroundings.

## **Planning Assessment**

As stated by the applicant, the site can be considered previously developed land and lies in the main Swadlincote urban area (as defined by the Local Plan). As such the principle of residential development is acceptable.

Policy however, also requires residential development to be assessed with regard to scale and character and therefore impact on the context of the site. Although the land is vacant, its character as an undeveloped corner is an important feature of the street and the estate as a whole where this is a common device in forming the pattern of development. Being on a corner the site is also an important area which makes up a symmetrical formation with a similar pattern and layout copied on the other side of the cul-de-sac. If the development were to go ahead, it would upset this visual balance to the detriment of the visual amenity of the area.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

## **Recommendation**

**REFUSE** permission for the following reason:

1. Policy set out in the development plan requires residential development to be assessed with regard to scale and character and therefore impact on the context of the site. Although the land is vacant, its character as an undeveloped corner is an important feature of the street and the estate as a whole where this is a common device in forming the pattern of development. Being on a corner the site is also an important area which makes up a symmetrical formation with a similar pattern and layout copied on the other side of the cul-de-sac. If the development were to go ahead, it would upset this visual balance to the detriment of the visual

amenity of the area. As such the development would be contrary to Housing Policies 4 and 11 of the Local Plan and Housing Policy 3 of the Joint Structure Plan.