

PLANNING STATEMENT

Demolition of Existing Outbuilding, Formation of Vehicular Access and Off-Street Parking

Clifton House, 68 Ashbourne Road, Derby, DE22 3AF

1. Introduction

This Planning Statement accompanies an application for the demolition of the existing concrete outbuilding and the formation of vehicular access and off-street parking at Clifton House, 68 Ashbourne Road, Derby.

Clifton House is a commercial property being refurbished for use as a healthcare clinic. The proposal provides three off-street parking spaces, including one accessible parking space, together with cycle parking and an extended dropped kerb/access from Shaw Street. The demolition of the existing concrete outbuilding is required to facilitate the proposed parking layout.

2. Site and proposal

Clifton House is a two-storey commercial property situated at the junction of Ashbourne Road and Shaw Street. The proposed parking area is located to the Shaw Street side/rear of the property.

The existing concrete outbuilding within this part of the site will be demolished as the first stage of the works. The submitted proposed street plan shows three parking spaces, including an accessible space, cycle parking, a new access approximately 10.1 metres wide and an extended dropped kerb approximately 11 metres wide. The parking bays have a depth of approximately 4.8 metres.

3. Relevant planning history

Planning permission DER/06/09/00671/PRI was granted by Derby City Council on 4 September 2009 for the formation of vehicular access and car parking at 68 Ashbourne Road.

In granting that permission, the Local Planning Authority concluded that the proposal was acceptable in terms of highway safety, amenity and street-scene impact. The previous approval therefore represents relevant planning history for the current proposal. The historic permission is not relied upon as an extant permission; the present application seeks a new permission for the scheme shown on the current drawings.

4. Parking, access and highway considerations

The proposal will provide three off-street parking spaces within the site and will reduce reliance on on-street parking. One space is identified for accessible parking. Access is proposed from Shaw Street via the extended dropped kerb shown on the submitted drawings.

The previous permission for vehicular access and parking at the site was found acceptable in highway-safety terms. The current scheme has been designed to provide a clear and practical relationship between the parking spaces and Shaw Street.

Any works within or affecting the adopted highway, including alterations to the dropped kerb, will be undertaken subject to the separate requirements and approvals of the Highway Authority.

5. Cycle parking and accessibility

Cycle parking is identified on the proposed street plan adjacent to the building. Secure cycle parking will be provided in this general location, with the final installation arranged so that it does not obstruct the accessible parking space or pedestrian circulation.

The accessible parking space will provide convenient off-street parking for patients, visitors and staff who require accessible parking attending the healthcare premises.

6. Surfacing and drainage

The parking/hardstanding will be designed with appropriate hard surfacing at the highway interface to prevent loose material or detritus being carried onto the highway. The hardstanding will use a permeable solution, or an equivalent sustainable drainage arrangement agreed as necessary, so that surface-water runoff is appropriately managed within the site.

7. Amenity and street scene

The proposal is contained within the application site and provides a functional off-street parking area associated with the commercial premises. The removal of the existing concrete outbuilding enables the parking layout shown on the submitted drawings. The same site has previously received permission for vehicular access and car parking, with Derby City Council finding the principle acceptable in terms of amenity and street-scene impact.

Boundary treatments will be retained or provided as appropriate to protect neighbouring amenity. Any separate gate or boundary treatment requiring planning permission is not included within this application unless expressly shown on the submitted drawings.

8. Conclusion

The proposal comprises demolition of the existing concrete outbuilding followed by the creation of three off-street parking spaces, including accessible parking, together with cycle parking and an improved vehicular access from Shaw Street. It reduces reliance on on-street parking and makes practical use of land within the site.

The principle of vehicular access and car parking at this property has previously been accepted by Derby City Council under permission DER/06/09/00671/PRI. Having regard to that planning history and the current submitted drawings, the applicant respectfully requests that planning permission be granted.

Submitted drawings

1008 100 – Site Location & Block Plans

1008 101 – Existing Street Plan

1008 102 – Proposed Street Plan

1008 103 – Existing Street Elevation

1008 104 – Proposed Street Elevation

Suggested application description: Demolition of existing concrete outbuilding and formation of vehicular access and three off-street car parking spaces, including one accessible parking space, provision of cycle parking and associated works including extension of the existing dropped kerb.