



1. BACKGROUND AND PRESENT SITUATION

- 1.1. The site is located on the north side of Mill bank, close to Millbank Farm and almost three hundred meters from the crossroad with Damgate, Hurdletree Bank and Strong's Bank. The site was previously occupied by a detached cottage
- 1.2. Outline Planning Approval for a replacement dwelling was granted in 2010 under reference H05-0377-10, and Reserved Matters for a detached dwelling and a detached double garage were granted in 2011 under reference H05-0466-11. Condition Compliance approvals were granted in 2013 under reference H05-0290-13 and work began on site. Construction continued up to ground floor construction and Building Control records show that the necessary inspections were undertaken. The Planning Approvals therefore were implemented and the principle of a replacement dwelling remains.
- 1.3. The property has now been purchased by Mr J Freeman, who intends to continue with construction, but wishes to make changes to the approved design. TaC Architects have made informal contact with SHDC Planning Department and it is considered that the extent of the required changes necessitates a new Planning Application. New drawings have been prepared therefore, and the potential issue of flood risk has also been revisited to take account of any changes to EA requirements since the original Planning Approvals.

2. SITE ASSESSMENT

- 2.1. The site sits within on a small parcel of land on the north side Mill Bank, bounded on the north east and west sides by open countryside. An open drain runs along the western boundary and a maintenance band will be required along each side of this. Indeed allowance was made on the original approved scheme

2.2. Site levels are flat and horizontal to all intents and purposes, and match the surrounding areas.

3. EVALUATION

3.1. Opportunities

3.1.1. The opportunities for development in a broad sense has been established as a part of the original Approvals

3.2. Constraints

3.2.1. The building design and siting are important to a successful outcome. The siting has been established by the original approval, and the approved design sets a general benchmark for any amended scheme

3.2.2. Any residential development proposal should take account of the rural vernacular for the area

4. DESIGN

4.1. The design of the proposed dwelling which is the subject of this application is intended to retain the original design objectives. The main alterations are that the dwelling is now to face onto the public road rather than towards the west; the inset of the 'L' shaped footprint of the approved scheme is to be included as additional floorspace and the vehicular site access is relocated to make a better arrangement for internal garage access, turning and parking. The garage is turned through ninety degrees accordingly.

4.2. The fundamental nature of the design is unchanged although the envelope and fenestration is changed to suit the new internal arrangement of spaces. The boundary treatments have also been adjusted to suit the new scheme, but the existing trees and hedges / shrubs remain as originally approved

4.3. All details previously conditioned as pre-commencement items on the original Reserved Matters Approval have been included on this present application with the intention of obtaining an unfettered approval to assist an early continuation on site. Bat boxes have been retained although it is a while now since the demolition of the original cottage which may perhaps once have provided accommodation for local bats.

5. ACCESS AND SUSTAINABILITY

5.1. These matters remain as previously accepted implicitly by the original approvals.

6. FLOOD RISK

6.1. This present Full Planning Application includes an up to date FRA, and this confirms that the existing ground floor structure is at an acceptable level. It does suggest the use of "flood resistant and resilient techniques to allow it to be refurbished after being flooded to a depth of approximately 300mm above all finished ground floor levels of the building" which may be conditioned on the approval if deemed to be necessary.

7. CONCLUSION

7.1. It is considered that the proposed development retains both the essence and the spirit of the previously approved proposal for the redevelopment of this site and will be an asset to the area.