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2780-15

REPLACEMENT DWELLING
50 MOLE DROVE
GEDNEY HILL
SPALDING
LINCS
PE12 0NP

FOR

M. RYAN



PLANNING, DESIGN & ACCESS STATEMENT

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REPLACEMENT DWELLING
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The application is to acquire Town & Country Planning Permission to replace a 1960's bungalow with a four bedroom house designed to replicate a barn conversion for the benefit of M. Ryan.

The existing bungalow is of an unfortunate 1960's design built with stone brick and has had little attention since it was originally built and is now in a state of disrepair.

Pre-application enquires have been made since December 2014, with the Planning Department, with eventual positive response to barn conversion style property in an effort to compliment the rural location of the site (see appendix).

It is appreciated that the proposal is at odds with Policy HS17 of the South Holland Local Plan – 2006 'Replacement Dwellings in the Countryside' particularly Criteria 5 which states:

The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any existing ancillary structures will not be included in this calculation.

The Government National Planning Policy Framework (NPPF) at section 7 encourages quality architectural design and sustainability.

The proposed house is larger than 20% of the bungalow to be replaced but the applicant fully accepts the agreed design which reflects the design of traditional vernacular buildings in the area. Sustainability is also of key importance to the applicant and all aspects of eco-friendly design features are being researched and included.

The following section of this statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE)

USE

The proposal is to replace a 1960's semi-derelict bungalow with a four bedroom house which has been designed to replicate a barn conversion.

AMOUNT

It is appreciated that the proposal is at odds with Criteria 5 of the Local Plan.
Existing Footprint – 120m2
Proposed Footprint – 170m2
40% approx increase
but Section 7 of the NPPF encourages quality vernacular design and sustainability.

LAYOUT

The replacement dwelling is to be sited in a similar position to the existing bungalow and will be utilising the existing vehicular access to Mole Drove.

SCALE

As previously stated the replacement dwelling is larger than the original bungalow footprint but the general design and layout has been agreed at pre-application enquiry.

LANDSCAPING

The existing site has several trees which will be inspected and retained if found appropriate, together with a comprehensive landscaping and tree planting scheme as indicated on the application site plans.

APPEARANCE

A vernacular design replicating a barn conversion has been agreed at pre-application stage and eco-friendly materials and processes are to be included within the design.

ACCESS

Access to the site will be off Mole Drove initialising the existing twin access. Access to and within the dwelling will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

The site is 'just' within Flood Zone 3 of the Environment Agency Flood Map, a flood risk assessment may be required, the following will be incorporated within the design:

- Sleeping accommodation is all above ground floor level
- Flood resilient construction to be incorporated up to 300mm above floor level (see appendix)
- The future occupants to sign up to the Environment Agency automatic flood warning system
- Finished floor levels of the proposed dwelling to be approximately 300mm above the Mole Drove level

ECO-FRIENDLY ASPECTS

- PV panels to all south facing roof
- Rainwater harvesting
- Air/ground source heating pumps

EXTERNAL MATERIALS

Roofs	Sandtoft Single Pantiles – Terracotta
Walls	Reclaimed of Heritage Style Bricks
Joinery	Cream UPVC Windows
Lintels & Cills	Reconstituted Stone

APPLICATION PLANS

2780-15-01	Location & Site Layout – Existing
2780-15-02	Location & Site Layout – Proposed
2780-15-03A	Elevations & Ground Floor Plan
2780-15-04A	First & Second Floor Plans & Detached Garage

G R Merchant
May 2015

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS

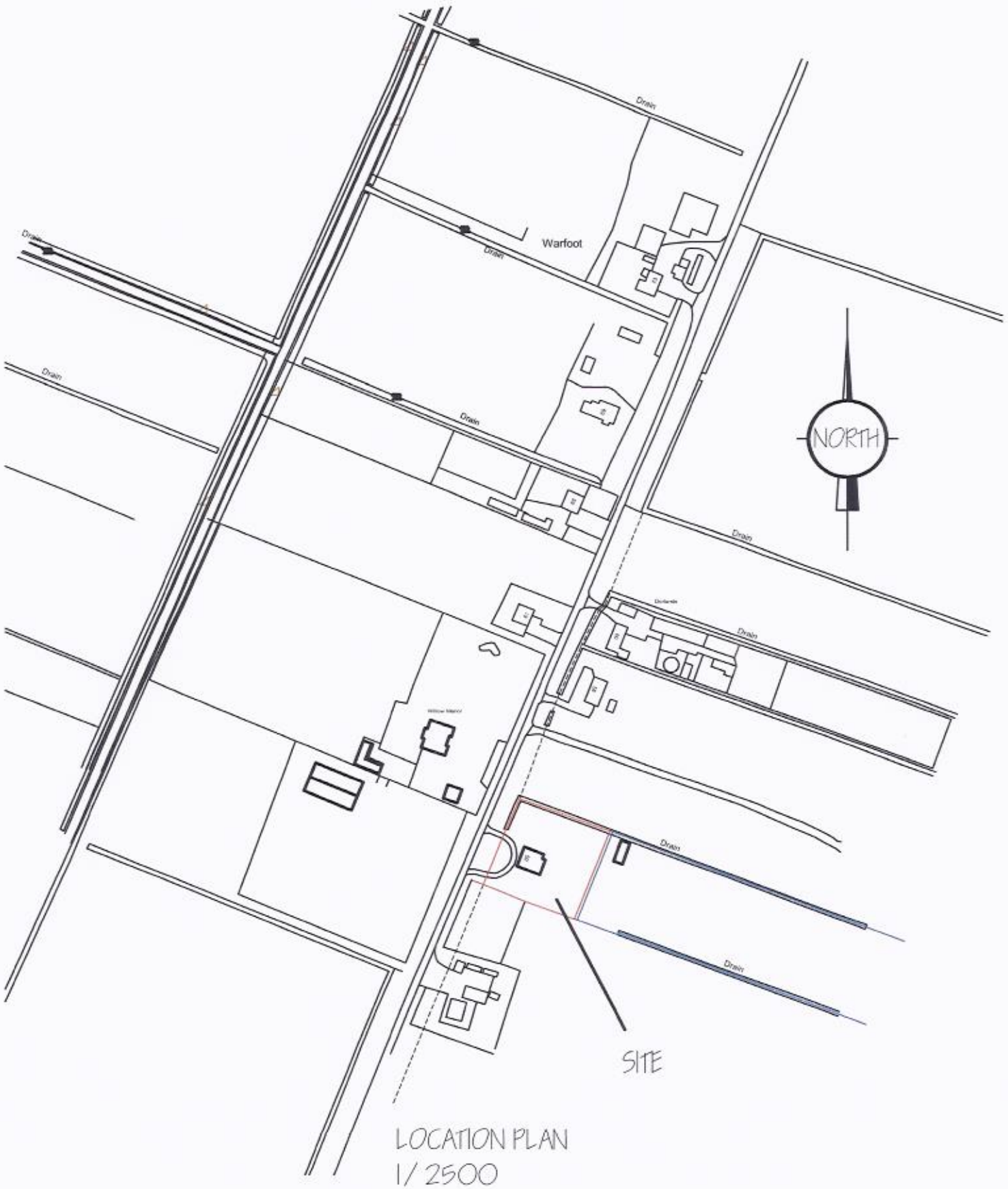
POLICY HS17 'REPLACEMENT DWELLINGS IN THE COUNTRYSIDE' OF SOUTH HOLLAND LOCAL PLAN – 2006

SECTION 7 – REQUIRING GOOD DESIGN OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

ENVIRONMENT AGENCY FLOOD MAP (FLOOD ZONE 3)

COPY OF AREA
SOUTH HOLLAND STRATEGIC FLOOD MAP

FLOOD RESILIANT MEASURES TO BE INCORPORATED IN DESIGN



LOCATION PLAN
1/2500



Google earth

miles 1
km 2



Google earth feet meters 2000 700



Google earth

feet 1000
meters 300



Google earth

feet
meters
500
100

2) **The building is of permanent and substantial construction and is capable of conversion without significant rebuilding.**

3) **The building is of architectural or historic merit, makes a positive contribution to the character and appearance of the landscape and conversion can be achieved without adversely affecting that merit.**

4) **The design of the scheme, materials of construction and detailing are sympathetic to the character and appearance of the building.**

5) **The building is capable of conversion to provide a reasonable standard of residential amenity without the need for significant extension or alteration.**

Permitted development rights for the future extension and alteration of buildings converted to residential use and for the erection of curtilage structures will be withdrawn. Special regard will also be had to the landscaping and boundary treatment of such development.

► Replacement Dwellings In The Countryside

4.87 We will permit the replacement of dwellings in the countryside providing the dwelling to be replaced has not by its condition or subsequent use abandoned its residential use, and provided that the existing dwelling is not of architectural or historic merit. Where a dwelling has been demolished or has collapsed, or where because of its state of dereliction any new building work would in effect be creating a new dwelling, its replacement will not be permitted. Temporary or mobile structures such as caravans are not acceptable for replacement with new permanent dwellings.

4.88 Replacement dwellings will be required to be of a similar scale to the original dwelling and of a design appropriate to its rural setting. The floor area of the replacement dwelling should not exceed the floor area of the existing property by more than 20% and it should be designed in a vernacular style sympathetic to traditional development in the area. Suburban styles of design including bungalows are unlikely to be acceptable.

4.89 The replacement dwelling should be located on the site of the dwelling which it replaces unless it can be demonstrated that a more appropriate alternative site exists. A replacement dwelling may not be permitted, for example, where access is unsatisfactory and cannot be improved or where there is an unacceptable risk of flooding.

4.90 It is important to protect the rural landscape from the intrusion of large dwellings which could detract from the rural character of the area. The policy aims to ensure that the replacement dwelling is complementary to its surroundings in all matters of design, siting and amenity.

4.91 Permitted development rights will be removed so that control can be administered over the size and design of any future alterations or extensions to

the dwelling or curtilage buildings to ensure that any development carried out at a later date does not have a materially harmful effect upon the rural character of the area.

Policy HS17 - Replacement Dwellings in the Countryside

The erection of replacement dwellings in the countryside will only be permitted where all of the following criteria are satisfied:

1) **The original building has not been abandoned or allowed to fall into such a state of disrepair that it would not be capable of habitation without significant structural repair, and retains the appearance of a dwelling.**

2) **The original building is not a temporary or mobile structure.**

3) **The original building has a lawful dwelling house use.**

4) **The original building is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement.**

5) **The replacement dwelling is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%. The floor area of any existing ancillary structures will not be included in this calculation.**

6) **The replacement dwelling is positioned on a similar footprint to the original building unless it can be demonstrated that repositioning would benefit the character and appearance of the site and locality.**

7) **The design of the replacement dwelling reflects the design of traditional, vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing.**

Permitted development rights for the future extension and alteration of replacement dwellings and for the erection of curtilage structures will be withdrawn. Special regard will also be had to the landscaping and boundary treatment of replacement dwellings.

► Change Of Use Of Property To Housing In Multiple Occupation (HMO) Use

4.92 Houses in Multiple Occupation (HMOs) are an important element of the local housing market which can provide an acceptable standard of accommodation at an affordable price. In assessing the merits of individual HMOs there will be a need to balance their housing contribution against their impact on the surrounding area and residential amenities.

4.93 An HMO can be defined as a property occupied by persons who do not form a single household but who share certain facilities, such as kitchens and

Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
  - reflect the highest standards in architecture;
  - significantly enhance its immediate setting; and
  - be sensitive to the defining characteristics of the local area.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design.

They should also when appropriate refer major projects for a national design review.[13] In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

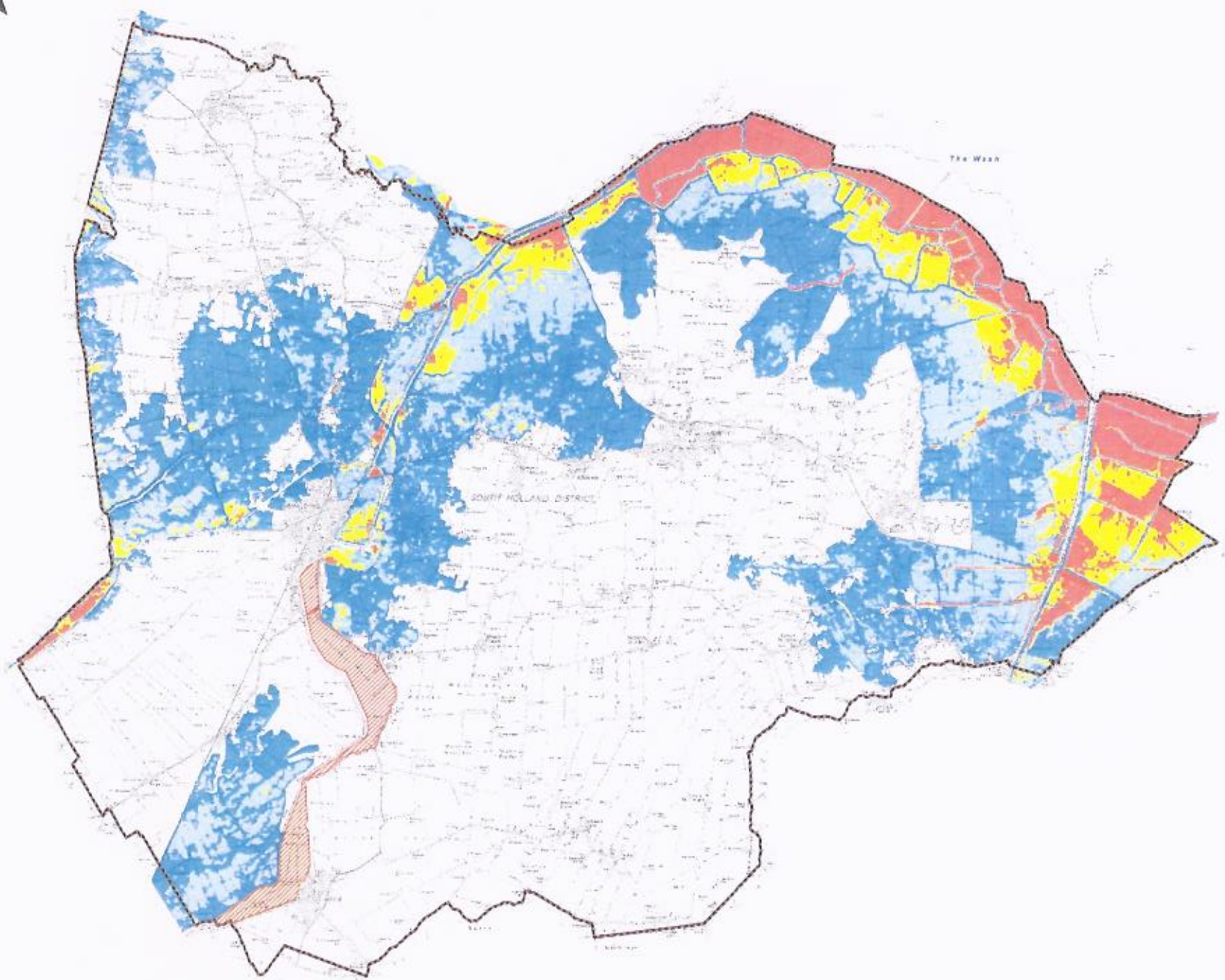
65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order[14] may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements,[15] local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

13 Currently provided by Design Council Cabe.
14 Regulation 20, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
15 Regulation 7, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.



NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on the map, there may be shallow flooding in low-lying rural areas.

3. The consequences designated as being an Actual Risk area from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum tolerable for structural security of the defence.

4. The consequences designated as being a Residual Risk area from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to fixed probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevant to the map Title.

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.