

Design & Access Statement

**Planning Application for Demolition of Existing Dwelling and
Agricultural Buildings. Replacement Dwelling.**

**Land at The Cedars, Raynham Road, Helhoughton, Fakenham NR21
7BH**

Prepared on behalf of: Mr S Edwards and Mr R Westoby (the “Applicants”)

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1.0 Introduction

This Design and Access Statement has been prepared by NKF Planning Consultancy Limited on behalf of the Applicants in support of an application for full planning permission for a demolition of existing dwelling and agricultural buildings. Replacement dwelling on land at The Cedars, Raynham Road, Helhoughton, Fakenham, NR21 7BH. It is also noteworthy the proposal will include the demolition of existing agricultural buildings.

The main purpose of this Statement is to provide the reader with the information required to undertake an informed assessment of the proposed development against the key issues for consideration when determining this application, which include:

- Principle of Development
- Design
- Amenity
- Highways
- Trees and Landscaping

This document should be read in conjunction with all the other supporting documentation submitted with the planning application, including:

- Landscape Visual Impact Assessment
- Tree Survey and Report
- Arboricultural Method Statement and Tree Protection Plan

2.0 Application Site

The application site is situated on the west side of Raynham Road within the rural village of Helhoughton. The application site is a large irregular rectangle shaped parcel of residential land measuring approx. 9127 sqm and comprises an existing large 6 bedroom detached chalet bungalow with large gardens.

The immediate area of land surrounding the property includes an access off Raynham Road with a front side and large rear garden that comprises domestic planting. A much larger garden area to the south includes dilapidated agricultural buildings mature trees and hedging with a second vehicular access.

The application site lies outside the Helhoughton Conservation Area and is considered to fall within the countryside. Helhoughton lies approx. 4.2 miles west-south-west of the town of Fakenham.

The below plan shows the location of the application site edged in red.

The North Norfolk adopted Local Development Framework currently consists of:

- Core Strategy (Incorporating Development Management Policies) DPD (2008)
- Proposals Maps (2008)
- Site Allocations DPD (2011)
- Design Guide SPD (2008)
- Landscape Character Assessment SPD (2009)
- Coastal Erosion Development Control Guidance (2009)
- Open Space Practice Guidance (2008)

The relevant Planning Policies of the North Norfolk Core Strategy to be taken into account include:

- SS 1 - Spatial Strategy for North Norfolk
- SS 2 - Development in the Countryside
- EN 2 - Protection and enhancement of landscape and settlement character
- EN 4 - Design
- EN 8 - Protecting and enhancing the historic environment
- EN 9 - Biodiversity and geology
- HO 1 - Dwelling mix and type
- HO 8 – House extension and replacement dwellings in the countryside
- EN 13 - Pollution and hazard prevention and minimisation
- CT 5 - The transport impact of new development
- CT 6 - Parking provision

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied and the Planning Practice Guidance (PPG) sets out Government guidance in relation to planning related issues in England. As such both are material planning considerations in determining this planning application.

6.0 Other Relevant Material Considerations

The permitted development rights afforded under Schedule 2, Part 1, Class A, Class AA and Class E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are considered relevant to the determination of this planning application.

The existing property (not including the conservatory extension) has a ground floor area of approx. 147.63sqm and first floor of approx. 60.15sqm, providing a total GIA of approx. 207.78sqm.

However, Class A(g) permits an enlargement by constructing an 8m rear extension, Class A(j) permits an enlargement by constructing a 3m side extension, Class AA permits an enlargement by constructing two additional storeys and Class E permits outbuildings.

Class A(g):

The width of the original dwelling is approx. 14.47m. Therefore, an 8m rear extension would result in an increase of ground floor area by approx. 115.76sqm, making a new ground floor area of approx. 263.39sqm.

Class A(j):

The depth of the house is approx. 9m. Therefore, an 3m side extension (set back by 1m from the principle elevation making the depth of the extension 8m) along the northern elevation of the property would result in an increase of ground floor area by a further 24sqm, making a new ground floor area of approx. 287.39sqm.

Class AA:

The current height of the property is approx. 4.9m and GIA is approx. 207.78sqm. Adding two stories would result in an increase in height to approx. 12m and a GIA to approx. 503.04sqm. This is because the property would now consist a ground floor area of approx. 147.63, a first floor area of approx. 147.63sqm, a second floor area of approx. 147.63sqm and a third floor area of approx. 60.15sqm (maintaining the current area).

Class E:

This would permit the erection of an outbuilding covering up to 50% of the curtilage. Permitted development for Class E outbuildings is considered relevant to the determination of this planning application as the proposal encompasses the garage and ancillary buildings within the proposed GIA.

7.0 Design and Access

The vision for this proposal is to create a highly sustainable new living environment, which promotes an active lifestyle and sense of wellbeing, a place that any homeowner would be proud of. The dwelling has been designed to an exceptionally high standard with a character and appearance of a classic Georgian country house situated within its own landscape. Some key objectives of good placemaking that have been considered, include:

- A viable and sustainable home, which is deliverable and contributes in a positive way to the environmental, social and economic viability of the area
- A connected place which links and integrates with its immediate surroundings
- A welcoming place which, through high quality design fosters a strong sense of place which maximises a sustainable way of life
- A spacious home that provides a place to live and work where people can be proud to call their home
- Design of exceptionally high quality with good sized amenity space
- A positive impact on privacy and amenity of adjacent and surrounding properties.

Use

The use of the application site will continue to be residential. This is consistent with the character and appearance of the land and the immediate setting of the area.

Character and Appearance

The external aesthetic of the proposed house has been intentionally designed to an exceptionally high standard to give the appearance of a classic Georgian country house situated within its own landscape. Symmetry and proportion are at the heart of the design. The fenestration and detailing is elegant and formal in style. The high quality design will enable the house to harmonise and respond sensitively to the locality, but once finished will have a sense of belonging.

The landscaping and dense trees/hedging along all boundaries will allow the proposal to respect any existing views to and from the site from surrounding properties. The below image shows the proposed replacement dwelling imposed within the site prior to the additional planting.



The materials to be used will be of high quality including:

- Render, cobble or flint walls with red brick cornice
- Norfolk black pantiles for the roof
- Timber sliding sash windows
- Hardwood front doors
- All guttering and downpipes will be black

The below photos and images show the contrast between the existing chalet-bungalow and replacement 2 ½ storey and single storey dwelling.

Existing chalet-bungalow (front elevation)



Existing chalet-bungalow (rear elevation)



Replacement dwelling (front elevation)

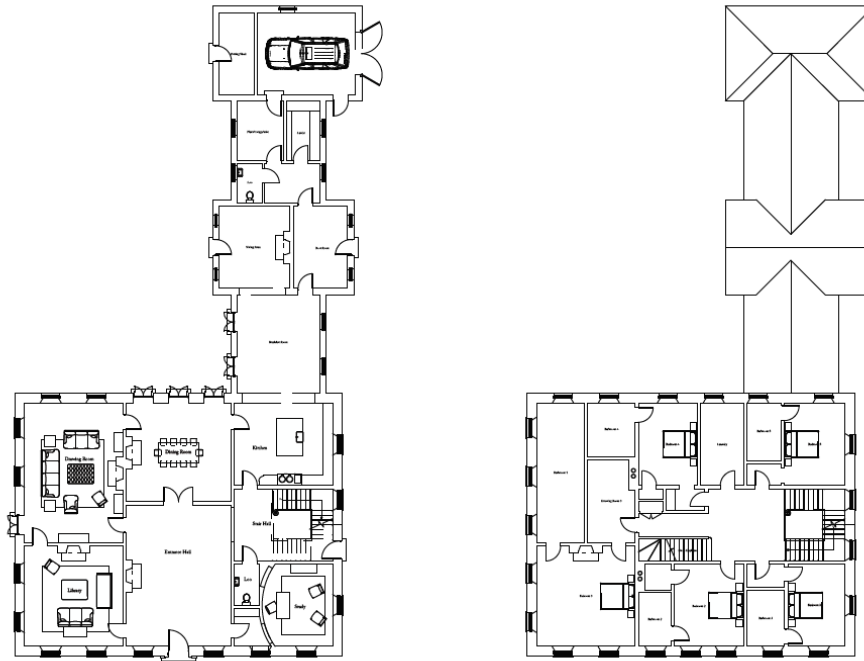


Replacement dwelling (rear elevation)



Amount, Size and Scale

The proposal is to build a large five bedroom 2 ½ storey and single storey detached family house. The ground floor footprint of the proposed dwelling is approx. 432sqm. The main 2 ½ storey section will provide the entrance and all the living accommodation and habitable rooms on the ground and first floor with the second floor providing an area for storage (attic). Other than the breakfast room, the single storey section will provide the necessary ancillary/storage facilities one would normally find in an outbuilding (such as plant room, boot room, potting shed, and garage). The below plans show the internal layout of the proposed dwelling



The height of the proposed dwelling is approx. 6.85m to the eaves and 10.65m to the ridgeline. The below plans show as elevation in more detail.



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Site Layout, Landscaping and Access

The proposed dwelling will be situated approx. 25m further south of the existing dwelling, within an area of garden land which is surrounded by dense trees and hedging. Therefore, whilst this area of land is raised the entire house will be screened from the streetscene and neighbouring properties. In fact, once the additional planting matures, the house will be hidden on all sides. The dwelling will be situated approx. 17.5m from the eastern boundary further into the application site than the existing dwelling so that privacy and amenities of surrounding properties are improved.

The main entrance situated within the 2 ½ storey section of the house will be south facing with the single storey section to the north. The proposal includes utilising the two existing accesses off Raynham Road with a gravel drive that links both and provision for parking for a number of vehicles to the south and east of the house. The garden area to the west and north will remain relatively untouched with lawn and additional planting. The proposal includes retaining existing trees and introducing additional planting along all boundaries and within the application site. The parking area to the south will include an element of ornamental planting. There will be a stone paved patio area to rear of the property. The below plan shows the site layout, landscaping and access in more detail.



8.0 Assessment

Principle of Development

The application site lies within the rural village of Helhoughton and is therefore within the countryside. The principle of a replacement dwelling is acceptable under Policies SS1 and SS2

North Norfolk Core Strategy subject to compliance with Policy HO8 and other relevant Core Strategy policies.

Policy HO8 permits replacement dwellings in the Countryside provided a proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

The ground floor footprint of the proposed dwelling is approx. 432sqm. The development proposal includes the demolition of two existing agricultural buildings which have a combined GIA of approx. 277.57sqm. Therefore, the combined footprint of all demolished buildings (agricultural buildings and existing dwelling) is approx. 425.2sqm. However, if you were to include the rear and side extensions permitted under Class A(g) and (j) the combined footprint of the existing dwelling and agricultural buildings would be approx. 564.96sqm.

It is therefore considered that the proposed replacement dwelling would not result in a disproportionate increase in the size of the footprint when compared to the existing dwelling, agricultural building and permitted development rights afforded. Consequently, the principle of development is acceptable.

Design

Policy EN 4 requires that all development is designed to a high quality, reinforcing local distinctiveness and states that design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. The policy sets out a list of matters, which development proposals are expected to be guided by. These include, that all development should have regard to the North Norfolk Design Guide SPD and that any proposal should ensure that the scale and massing of buildings relate sympathetically to the surrounding area.

There is a mix of styles and types of residential properties within the locality ranging from bungalows to semi-detached dwellings to large detached cottages and barn conversions. The existing detached chalet style bungalow to be demolished has no significance in terms of design or contribution to the character and appearance of the area.

The proposed replacement Georgian country home is of an exceptionally high quality. Situated behind dense trees and hedging means it will be well screened from the streetscene and mitigate any visual impact. The dwelling is re-positioned within the application site and re-orientated so that it is south facing will result in an increase in privacy and amenity. The design approach will provide a large family home with a main 2 ½ storey section and a single storey section. The main section will provide all the living accommodation and habitable rooms including a drawing room, library, dining room, study, kitchen and 5 bedrooms (all ensuite). The single storey section will include a breakfast room, sitting area, plant/storage room, boot room and garage. Materials would comprise quality materials consistent with the high quality design. Consequently, it is considered the design and appearance of the dwelling is acceptable and accords with Policies EN 4.

Amenity

The proposed dwelling would not give rise to any significant impacts in relation to existing levels of residential amenity with respect to any surrounding dwellings. Consequently, it is considered the proposal accords with Policy EN 4.

Highways

The proposal includes utilising two existing accesses off Raynham Road. The proposal does not affect the current traffic patterns or the free flow of traffic. A proposed on-site parking and turning area is provided which will be retained and maintained for that specific use. Consequently, it is considered that the proposal accords with Policies CT 5 and CT 6.

Trees and Landscaping

Submitted in support of this planning application by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree protection plan and Landscape Visual Impact Assessment.

The proposal includes retaining and planting plants, trees and hedges to enhance the landscape. The dense boundary treatment will provide adequate screening so that the proposed replacement dwelling will be hidden from public viewpoints.

The implementation of the proposed scheme will be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan. Consequently, it is considered the proposal accords with Policy EN 2.

9.0 Summary

It is considered the replacement dwelling has been designed to an exceptionally high standard that is not disproportionate when taking into account the existing dwelling, agricultural buildings and permitted development rights.

The proposal respects the locality and due to the re-positioning and re-orientation of the replacement dwelling would enhance privacy and surrounding residential amenities. The proposal would be well screened from any public viewpoints and would therefore accord with the relevant Planning Policies in the Local Plan and NPPF.

We therefore respectfully invite the local planning authority to grant conditional planning permission.

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