

DESIGN AND ACCESS STATEMENT

**ROSE COTTAGE, NORWICH ROAD, WRENINGHAM,
NORWICH, NR16 1AF**

**FOR
GILL BRAKE**

6198/CC/MF

FEBRUARY 2021

Rev 2



PLANNING STATEMENT

Application

This is an outline application for one replacement dwelling and one new dwelling house on the site of Rose Cottage, Norwich Road, Wreningham.

Proposal

Rose Cottage is an unassuming dwelling now in need of extensive repair. It stands in a large garden. The proposal is to take down the present cottage and construct one replacement and one new dwelling on the site.



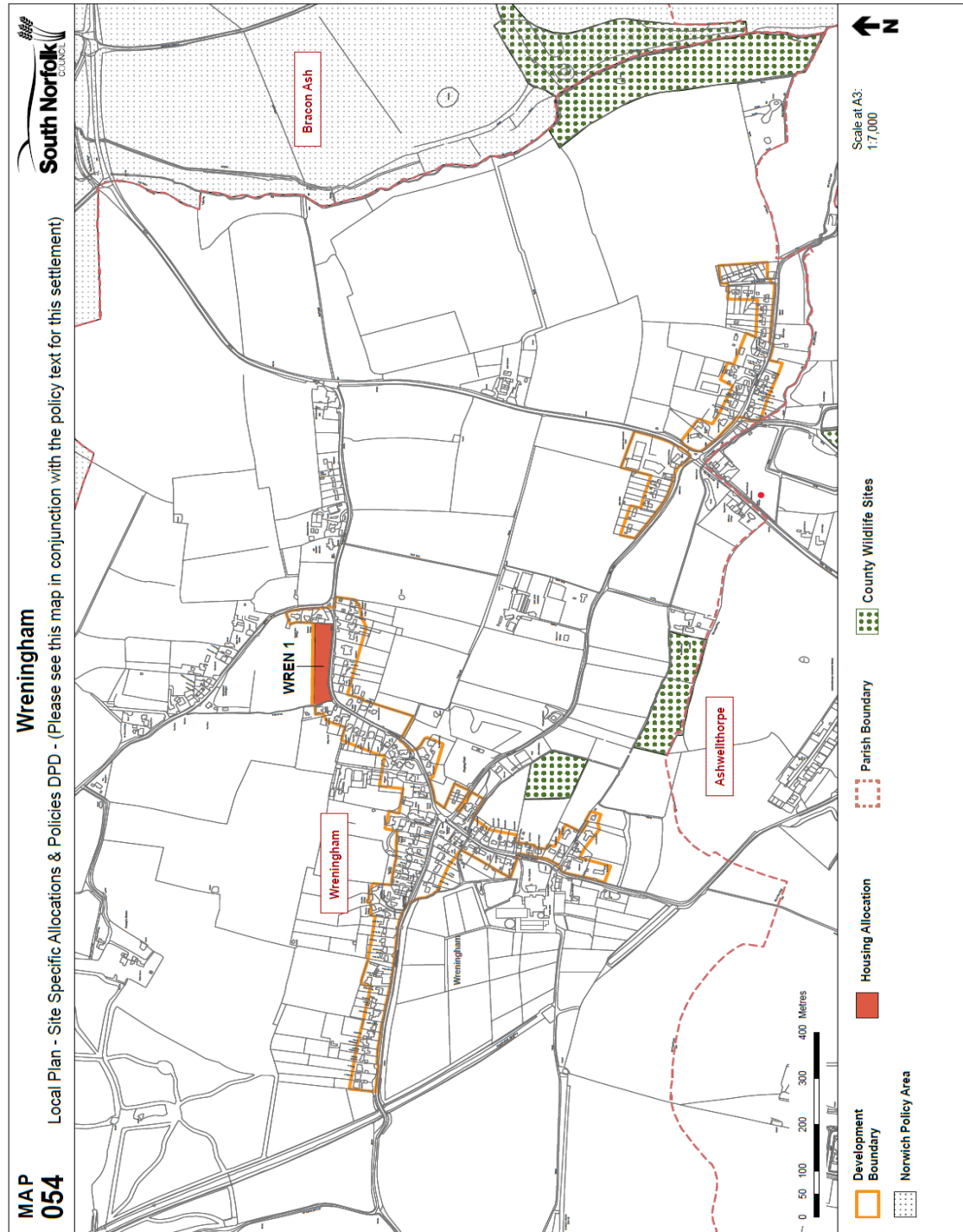
Present back garden.



Rear view of Rose Cottage.

Planning

Wreningham settlement plan



Wreningham is in the rural policy area and identified as a 'service village' in which land will be allocated for small scale housing growth. It has a primary school, church and pub, playing fields and village hall. An area of land north of Church Road has been allocated for housing (area Wren 1) A development boundary has been drawn to include the main build form, including the allocated land. The boundary has been altered to allow other areas of infill. A separate development boundary at Mill Lane/Top Row includes most of the cluster of dwellings in that location and has been altered to allow limited infill.

Our site is a short distance to the south of this development, and as such the 'sustainability' and access to services and facilities will be the same.

The South Norfolk Place Making Guide suggests that in this area the nucleated cluster character of the settlement is maintained. Rose Cottage at present forms a cluster with The Old Chapel, and Wreningham House. The proposed additional dwelling will reinforce this cluster.

Access

Rose Cottage has its own driveway out onto the road, as do the adjoining properties. The proposal is to move this further to the south to allow a 2.4 x 93 metre visibility splay in both directions extending over our site, and the highway verge. The existing hedge along the front will need to be heavily trimmed, or more likely taking out and replanted further back to achieve this.

The verge in front of the adjoining properties has been tidily kept, but there is no footpath along to the rest of the village. There are however no footpaths along the other roads or in the village.

There are 4 bus services that run along Norwich Road. Timetable attached.

The bus stop was outside one of the adjoining houses.

<u>Number</u>	<u>Service (From/To)</u>	<u>General Details</u>	<u>Operator</u>
<u>37A</u>	<u>Diss to Norwich</u>	Sat (1 trip)	<u>Simonds</u>
	Via Diss-Roydon (near Diss)-Bressingham Gardens-South Lopham <u>more</u>		
	<u>East Harling to Norwich</u>	Mon to Fri (1 trip)	<u>Coach Services</u>
	Via Kenninghall-Banham-Old Buckenham-New Buckenham-Carleton Rode <u>more</u>		
	<u>East Harling to Norwich</u>	Mon to Fri (1 trip)	*
	Via Kenninghall-Banham-Old Buckenham-New Buckenham-Carleton Rode <u>more</u>		
<u>805</u>	<u>Wreningham to Wymondham</u>	Fri (1 trip)	<u>Semmence</u>
	Via Ashwellthorpe-Fundenhall-Tacolneston-Fornsett End-Bunwell <u>more</u>		

Layout

The decision to demolish Rose Cottage does allow the access to be moved and better visibility achieved. It also allows the new drive to be run up the north side of the site to serve the new plot at the back.

There is a precedent for development behind the frontage buildings in several places along the east side of Top Row where new building has taken place.



Scale

The immediate neighbours, The Old Chapel and Wreningham House and Carrick House on the other side of the road are all reasonably sized detached properties. The proposed replacement and new dwelling are shown as 3-4-bedroom detached houses to fit in with the character of the area.

Flood Risk

The Environment Agency map shows the site to be outside the area at risk from surface water flooding.

Select the type of flood risk information you're interested in. The map will then update.

