



# PLANNING STATEMENT

**CEDAR HOUSE  
CHURCH AVENUE  
CLENT  
DY9 9QT**

Prepared By:  
Foxley Tagg Planning Ltd

On Behalf Of  
**Mr & Mrs Yates**

*March 2021*

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# 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Foxley Tagg Planning Limited on behalf of Mr & Mrs Yates in respect of 'Cedar House, Clent', in order to support a Planning Application for demolition of the existing Cedar House dwelling and garage and replacement with a modern, sustainable 4-bedroom self-build family home and detached garage.
- 1.2 The contents of this Planning Statement are therefore structured to provide a robust and comprehensive assessment of the merits of this application as referred to above. The structure of this statement is therefore as follows:
- **Site Location & Description** – Review of the proposed site and its location within the local context.
  - **Planning History**
  - **Description of the Development Proposal** – Description of the proposed scheme.
  - **Planning Policy Assessment and Scheme Review** – Consideration of relevant national and local planning policies with regard to the proposed development scheme.
  - **Community Engagement**
  - **Summary**
- 1.3 The final section of this Planning Statement provides a summary of the salient issues which demonstrate why the proposals are in accordance with relevant planning policies as well as general Development Management planning criteria.
- 1.4 Foxley Tagg Planning Limited, acting as Planning Agents, has compiled the supporting application material for the scheme with plans provided by *Nick Joyce Architects Ltd.*
- 1.5 Foxley Tagg will therefore be responsible for the overall management of the planning process and liaison with the Local Planning Authority and statutory consultees as work progresses in relation to this application.

## 2. SITE LOCATION & DESCRIPTION

- 2.1 The application site is comprised of Cedar House and its curtilage, located on a small private road off Church Avenue in Clent. The proposal site currently comprises a medium-sized family home set within a very large plot.
- 2.2 Cedar House is a two-storey timber-framed, prefabricated house built in 1956. The dwelling features a Dutch style gable roof with low eaves and a cat-slide roof. Externally the house has cedar cladding, with cedar shingle roof tiles.
- 2.3 The house was subsequently extended in 1968 with a two storey side extension, which was again clad in cedar to match the existing dwelling.
- 2.4 The dwelling is set back slightly from a private drive providing a large parking area and heavily treed front garden, whilst the plot extends significantly to the rear resulting in a very large rear garden. The gardens are comprised of mature trees and hedgerows and laid to lawn, the garden envelops the house so that is very well integrated and well-screened.
- 2.5 Cedar House was constructed from a kit by a local builder using an 'Alsace' kit from *WH Colt Son and Co*. It was originally a standard rectangular shape, although subsequent extensions have given it an asymmetrical appearance.
- 2.6 The dwelling has a high ridge and low eaves, creating a catslide roof on both front and rear elevations.
- 2.7 The dwelling is confused in its internal layout as a result of the design and layout of the building which makes it dysfunctional. This is particularly the case on the first floor where the low eaves mean that the amount of useable floorspace is restricted.
- 2.8 Cedar House is in an extremely poor state of repair, as evidenced by the appended **Conditions Report (Appendix 12)**. The report notes that the external envelope of the property is beyond its design life and requires significant repair including structural changes to the main timbers at low level.
- 2.9 The property is very poorly insulated and suffers from condensation, which can result in health problems.
- 2.10 The siting of the current house is set back on the plot, with a large parking and turning area to the front of the dwelling, this area derives vehicular access from a private drive leading from Church Avenue.

- 2.11 A large laurel hedge to the front of the dwelling provides significant screening of the site, as do the large beech and birch trees which are located along the front of the curtilage.
- 2.12 The dwelling is raised slightly at the front of the plot with much of the garden falling away to the rear of the property, before flattening out. The site layout creates a large enclosed and very mature private rear garden.
- 2.13 There is a neighbour next door to the north, with the neighbouring dwelling house located approximately 10m from the side elevation of the proposal property. A tall fence and large trees along that boundary offers a high level of privacy and contains the site and consequently there is little relationship between the two properties. The appended **Design and Access Statement (Appendix 6)** provides photographs of the house and garden.
- 2.14 The site is located adjacent to the settlement of Holy Cross, within the Green Belt.

### 3. PLANNING HISTORY

- 3.1 In 1982 an application for the 'erection of two storey extensions to the front of the existing dwelling house' was approved (**B/12525/1984**), although this was never implemented. Similarly, an application in 1984 was approved but again never implemented by the previous owners.
- 3.2 In 2018 a planning application that sought to remove the existing dwelling and replace it with a large contemporary family home was submitted (**18/01219/FUL**). This application was withdrawn on the 30<sup>th</sup> of October 2018.
- 3.3 In November 2018 a Certificate of Lawful Development application for the erection of a proposed single storey side and rear extension, a proposed garage/workshop outbuilding and ancillary building to include a pool/ gymnasium was refused on the grounds that the chill area contained within the pool room could not be reasonably considered ancillary to the main dwelling.
- 3.4 A CLD application was subsequently approved in 2019 for the erection of an outbuilding to the west of the dwelling behind the garage, with a separate concurrent CLD application being approved via Prior Approval for the erection of an 8m single storey rear extension.
- 3.5 A further application for a modern replacement dwelling was submitted in 2020 (**20/01266/FUL**).
- 3.6 During the application process the client was informed by the case officer that 'the existing dwelling is interesting and of merit' but that the Conservation Officer 'thinks it is unlikely that it would be considered a heritage asset'. However, the Conservation Officer nevertheless referred the application to the Worcestershire Archive and Archaeology Service.
- 3.7 The Case officer subsequently advised, via a further e-mail, that there was interest to put this building on the HER and that "it will be considered a non-designated heritage asset going forward".
- 3.8 The Worcestershire Archive and Archaeology Service subsequently stated that Cedar House is "certainly an interesting mix of the 'traditional' and progressive, maybe a response to the wider abandonment of 'modern' design in the early 70s? I'd like to put Cedar House on the HER."
- 3.9 This application was withdrawn on the 9<sup>th</sup> of November 2020 after discussions with the case officer in which the case officer expressed concerns relating to the increase of size of the proposed dwelling and the contemporary design of the proposal, which was not considered to be in keeping with the character of the site.

## 4 DESCRIPTION OF THE DEVELOPMENT PROPOSAL

- 4.1 As per the submitted plans the scheme would see the demolition of the existing timber dwelling and replacement with a bespoke attractive, and sustainable 4-bedroom, two -storey dwelling and separate double garage which has been designed to take account of the environs of the site and its surroundings.
- 4.2 The new dwelling will be sited in broadly the same location as the existing house and the garage will be located further back on the site than the existing garage, in line with the principal elevation of the proposed dwelling.
- 4.3 The dwelling incorporates a catslide roof and will be clad with cedar weatherboards with a slate-tiled roof. The design represents a significant change from the previous withdrawn scheme which was very modern and angular.
- 4.4 The proposed garage is a single-storey structure designed to match and complement the dwelling design, clad in cedar hardwood weatherboard with a hipped slate roof. The garage will be large enough to house two cars as well as garden machinery. The garage is a replacement for the existing garage, designed to fulfil the same functions.
- 4.5 The ground floor of the proposed dwelling will provide a living room, dining room, study, kitchen and cloakroom all accessed independently off a central hallway with stairwell. A utility room and boot-room are proposed to be accessed off the kitchen with a pedestrian side entrance providing access from the side of the property to the bin storage and pedestrian garage door.
- 4.6 The first floor will provide four bedrooms, including a master bedroom with en-suite and closet, and a family bathroom.
- 4.7 The replacement dwelling is proposed to be sited in the same location as the existing dwelling with the proposed garage to be set back slightly further from the road than the existing garage, so as to have a more appropriate relationship with the dwelling and to enable the pedestrian door of the garage to be located opposite that of the boot-room door to facilitate easy access from the garage in inclement weather.
- 4.8 The proposal further provides for bin store, including recycling bin provision to be located between the garage and the dwelling, a 5,000 litre rainwater harvesting tank beneath the garage, electric car charging point, secure parking for 4 bicycles and ground source heat pump.
- 4.9 The design is simple but attractive and sympathetic to the existing character of the site. The front door and two windows are located on the ground floor, with a further

two windows providing light to the staircase, a first floor window serving bedroom 4 and two rooflights on the catslide roof of the principal elevation.

- 4.10 To the rear large French windows will span much of the ground floor with one window per bedroom located on the first floor.
- 4.11 The Dutch gable-style roof shape takes its inspiration from the existing dwelling and reduces the overall massing of the structure.
- 4.12 Existing landscaping and vegetation on the site will be retained where possible, particularly the laurel hedge and beech trees to the front of the dwelling which provide significant natural screening. It is envisaged there will be limited, if any, removal of existing landscaping.
- 4.13 The proposal will make use of the existing access.
- 4.14 The fact that this proposal constitutes a replacement dwelling on the same siting as the existing dwelling means there will be little impact to land that is not previously developed, however an ecological survey was undertaken. The results are discussed at paragraph 5.93. The fully ecology report can be seen at **Appendix 8**.

## 5. PLANNING POLICY ASSESSMENT AND SCHEME REVIEW

5.1 This section considers and reviews relevant national and local planning policy and guidance, which are considered to be relevant to the consideration of the design proposal, the site and the local area.

5.2 The salient national and local planning policy documents to which this application has regard are:

- **National Planning Policy Framework (2019) (NPPF)**
- **Bromsgrove District Plan 2011-2030 (BDP)**

5.3 Additional salient planning guidance includes:

- **High Quality Design SPD**

### PRINCIPLE OF DEVELOPMENT

5.4 The proposal constitutes a replacement dwelling, which is appropriate in the Green Belt according to **Policy BDP4 – Green Belt**, which states that:

*'The development of new buildings in the Green Belt is considered to be inappropriate, except [where] ... the replacement of a building provided the new building is in the same use and should not be materially larger than the building it replaces.'*

5.5 This proposal seeks to replace the existing building with one in the same use and, whilst the proposed replacement is larger than the existing dwelling, it is not considered to be materially larger.

5.6 The proposed replacement dwelling will have a floorspace of **222.0m<sup>2</sup>** with the garage providing a further **37.0m<sup>2</sup>**, totalling **259m<sup>2</sup>** for the new scheme.

5.7 The existing dwelling has a total floorspace (gross external area) of **179.9m<sup>2</sup>** whilst the garage provides a further **38.0m<sup>2</sup>**, meaning the total existing internal floorspace of Cedar House amounts to **217.4m<sup>2</sup>**. As such the proposed scheme represents a modest **18.8%** increase in floorspace compared to the existing scheme, which is not considered 'materially larger' than the existing scheme.

5.8 The proposed dwelling has a maximum height of **7.85m**, which represents a modest increase of **350mm** over the existing dwelling.

5.9 In terms of volume, the proposed scheme measures **853.4m<sup>3</sup>**, compared to **646.9m<sup>3</sup>** on the existing scheme. This represents a **32%** increase in volume between the two

schemes, which is again reasonably modest and well within the percentage increase allowed for extensions in the Green Belt (**BDP4.4**). It is acknowledged however that this may be considered materially larger by Bromsgrove DC, who it is understood, consider up to a 10% increase to be 'not materially larger', although this is not set out in the Local Plan or associated written guidance.

- 5.10 Should it be deemed that the proposed replacement dwelling is 'materially larger' than the existing structure, then it would be necessary to consider the **fall-back position** that exists for this dwelling.
- 5.11 Applications made for Certificates of Lawful Development for a large single storey rear extension (**52.0m<sup>2</sup>**) and an outbuilding (**108.5m<sup>2</sup>**) would result in an additional **160.5m<sup>2</sup>** of floorspace if implemented – **522m<sup>3</sup>** in volume.
- 5.12 The total fall-back position for the site constitutes the existing floorspace, including garage (**219m<sup>2</sup>**) plus the approved permitted development extensions (**160m<sup>2</sup>**), which totals **379m<sup>2</sup>**. The proposed scheme would result in just **68%** of the floorspace of the fallback position.
- 5.13 In terms of volume, the entire fallback position would result in a scheme of around **1170m<sup>3</sup>**, significantly more than the proposed scheme.
- 5.14 The design of the existing Cedar House is such that it makes poor use of its existing floorspace. Indeed, the very low eaves mean that although there is around 180m<sup>2</sup> of floorspace, the overall volume of the dwelling is low, meaning that not all of the floorspace on the first floor is useable. This replacement scheme seeks to increase the floorspace modestly, by **18.8%** but in order to ensure all floorspace is useable, it is necessary to increase the volume by **32%**.
- 5.15 The impact of this scheme upon the Green Belt is dealt with in detail at paragraph **5.69**, however the approved fallback position would have a significantly greater impact upon the Green Belt as it would result in encroachment into the countryside by virtue of a significantly greater quantum of currently undeveloped land being built upon - the total area of developed land or footprint of the proposed scheme would be **159m<sup>2</sup>** whilst the figure for the fallback position is around **294m<sup>2</sup>** (**186m<sup>2</sup>** for the fallback position without the outbuilding).
- 5.16 This fallback position is clearly and easily deliverable, and the proposed scheme is much smaller in floorspace and volume than the approved fallback. Consequently, no greater encroachment into Green Belt land would arise. Indeed, the proposed scheme would result in a much smaller quantum of land being developed than the fallback position would, giving a significant positive impact upon the openness of the Green Belt.
- 5.17 There is extensive case law that demonstrates that a fallback position gives rise to very special circumstances. The following extract is taken from an appeal decision

relating to a proposed first floor extension to a residential property in Sevenoaks<sup>1</sup>, however the principle of the fallback position is the same:

*The proposal would be inappropriate development that is, by definition, harmful to the Green Belt. However the prior approval scheme would have a far greater impact on the openness of the Green Belt and on the appearance of the host property than the appeal proposal. In these particular circumstances, where the proposal is clearly less harmful than the fallback scheme, the other considerations clearly outweigh the harm to the Green Belt which I have identified in respect of the proposal's inappropriateness. Very special circumstances to justify inappropriate development therefore exist.*

- 5.18 A further example can be found in a 2016 appeal decision relating to an application for the erection of single and two storey extensions in North Y Yorkshire:

*The proposal would be inappropriate development in the Green Belt which is harmful by definition. According to the Framework (paragraph 88) substantial weight has to be given to any harm to the Green Belt. In addition, the proposal would result in a reduction in openness. However, I attach considerable weight to the fallback position, and in this case, as the fallback scheme would cause greater harm to the Green Belt, I consider that the fallback position would clearly outweigh the harm the appeal scheme would cause. As such very special circumstances exist, and the scheme would not conflict with the Framework*

- 5.19 It is not accepted, in this case, that the proposal would be inappropriate development in the Green Belt – indeed it is considered that the case for the development being appropriate is clear. However, should the LPA disagree it is apparent that this proposal is well within the approved fall-back position, and that this proposal scheme would be less harmful to the openness of the Green Belt than the fall-back position.

- 5.20 As such very special circumstances must apply as per NPPF paragraph 144.

- 5.21 The rear extension would create a large kitchen-diner whilst the outbuilding would provide ancillary accommodation. Both must be given weight as they would result in additional built form within the Green Belt, which would affect its openness. The proposed uses of both structures should be considered immaterial, although both uses are related to residential living.

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<sup>1</sup> Appeal Ref: APP/G2245/D/16/3162201 - 2 New Barns Farm Cottages, Telston Lane, Otford, Sevenoaks TN14 5JZ

- 5.22 Regardless, even if just the rear extension were implemented and not the outbuilding, the fallback position created would have a floorspace of **270m<sup>2</sup>** and a volume of around **844m<sup>3</sup>**.
- 5.23 The proposed scheme therefore has a floorspace significantly smaller than a fallback position created by the existing dwelling plus PD extension and a volume that is just **2.8%** larger, which is negligible.
- 5.24 Bromsgrove DC are at present unable to demonstrate an up-to-date five year housing land supply position, and as such there must be a presumption in favour of sustainable development.
- 5.25 Overall, given the proposal would constitute just modest additional massing compared to the existing scheme it is not considered to be inappropriate development within the Green Belt and regardless, very special circumstances exist.

## SUSTAINABLE DEVELOPMENT

<b>Germane Policies</b>	
<b>NPPF 8</b>	<p><i>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):</i></p> <ul style="list-style-type: none"> <li><i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></li> <li><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></li> <li><i>c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></li> </ul>
<b>NPPF 10</b>	<p><i>So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.</i></p>

<p><b>NPPF 11</b></p>	<p><i>Plans and decisions should apply a presumption in favour of sustainable development.</i></p> <p>...</p> <p><i>For decision-taking this means:</i></p> <p><i>c) approving development proposals that accord with an up-to-date development plan without delay; or</i></p> <p><i>d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:</i></p> <ul style="list-style-type: none"> <li><i>i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</i></li> <li><i>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</i></li> </ul>
<p><b>BDP1</b></p>	<p><i>BDP1.1 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></p> <p><i>BDP1.2 Planning applications that accord with the policies in this District Plan and where relevant, with policies in neighbourhood plans will be approved without delay, unless material considerations indicate otherwise.</i></p> <p><i>BDP1.3 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:</i></p> <ul style="list-style-type: none"> <li><i>a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i></li> <li><i>b) Specific policies in that Framework indicate that development should be restricted as stated in footnote 9 of paragraph 14 of the NPPF. For example, those policies relating to sites designated as Sites of Special Scientific Interest; land</i></li> </ul> <p><i>BDP1.4 In considering all proposals for development in Bromsgrove District regard will be had to the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Accessibility to public transport options and the ability of the local and strategic road networks to accommodate additional traffic;</i></li> <li><i>b) Any implications for air quality in the District and proposed mitigation measures;</i></li> <li><i>c) The cumulative impacts on infrastructure provision;</i></li> <li><i>d) The quality of the natural environment including any potential impact on biodiversity, water quality, geodiversity, landscape and</i></li> </ul>

	<p><i>the provision of/and links to green infrastructure (GI) networks;</i></p> <p>e) <i>Compatibility with adjoining uses and the impact on residential amenity;</i></p> <p>f) <i>The impact on visual amenity;</i></p> <p>g) <i>The causes and impacts of climate change i.e. the energy, waste and water hierarchies, flood risk and future proofing;</i></p> <p>h) <i>The provision of communication technology infrastructure to allow for future technological enhancements e.g. fibre optic ducting;</i></p> <p>i) <i>The impact on the historic environment and the significance of Heritage Assets and their setting;</i></p> <p>j) <i>Financial viability and the economic benefits for the District, such as new homes and jobs.</i></p>
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5.26 The NPPF states, at paragraph 10, that there is a presumption in favour of sustainable development while paragraph 8 sets out the three overarching objectives to achieve sustainable development:

- an economic objective
- a social objective
- an environmental objective

5.27 Policy **BDP1 – Sustainable Development Principles** states that ‘when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework’.

5.28 Given the proposal constitutes a replacement dwelling, the location is considered acceptable.

5.29 The economic benefits of the proposal would be modest, however there would be some benefits associated with construction.

5.30 The social benefits constitute the contribution made to the housing stock through the provision of a future-proofed, high-quality family home in place of a tired, energy inefficient dwelling that makes poor use of its floorspace.

5.31 In environmental terms the proposal will have benefits due to the high-level of energy efficiency of the proposed dwelling compared to the existing. Indeed, the appended *Conditions Report* makes clear that the dwelling is in a poor state of repair and is very poor in terms of energy conservation.

5.32 An energy performance certificate has been obtained which results in a low rating of **F31** which means that the property is in such a poor state of repair that it could not be rented out to tenants. It must, likewise, not be considered suitable for modern family living.

- 5.33 The very poor insulation of the property combined with the loss of heat through the 'cold bridge' identified in P7 of the Conditions Report, mean that the home is extremely energy inefficient and therefore unsustainable, but also that condensation is a problem. Condensation further affects the conditions within the dwelling and is associated with health concerns.
- 5.34 The proposed scheme would replace a dilapidated and extremely energy-inefficient home with a modern, future-proofed home, fit for modern family life.
- 5.35 Furthermore, the **Conditions Report** and **Heritage Statement** both note that the building industry considers that softwood-framed houses have a likely life-expectancy of 30-40 years. As such Cedar House has already exceeded its life expectancy by over 25 years and its condition continues to worsen.
- 5.36 The proposal includes various provisions in order to reduce the environmental impact of the new dwelling in support of sustainable development, including bicycle storage, ground source heat pumps and a 5,000 litre rainwater harvesting tank.
- 5.37 Triple glazing will be utilised where possible, and double glazing utilised where it is not (for example where the size of the windows do not allow triple-glazed panes).
- 5.38 **Paragraph 38** of the framework states that LPAs should "work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area".
- 5.39 At present the dwelling is causing environmental harm and this scheme will have a clear positive net impact upon the environmental and social conditions of the area as per **BDPI.1**.
- 5.40 The proposal includes a home office so that the applicant can work from home, reducing the need to travel, contributing towards the overall sustainability of the scheme.
- 5.41 The proposal would result in a significant improvement in terms of the 'environmental' and 'social' aspects of sustainable development.
- 5.42 With respect to the relevant aspects **Policy BDPI**, it is considered that the proposal will have a positive impact upon sustainable development. Furthermore, as explained in paragraph 5.23, BDC are unable to demonstrate an up to date 5YLS and as such a presumption in favour of sustainable development applies.

## GOOD DESIGN

<b>Germane Policies</b>	
<b>NPPF 124</b>	<i>The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.</i>
<b>NPPF 127</b>	<i>Planning policies and decisions should ensure that developments:</i> <ul style="list-style-type: none"> <li>a) <i>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;</i></li> <li>b) <i>are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i></li> <li>c) <i>are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</i></li> <li>d) <i>establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</i></li> <li>e) <i>optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</i></li> <li>f) <i>create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</i></li> </ul>
<b>BDP19</b>	<i>BDP19 .1 The Council will deliver high quality people focused space through:</i> <ul style="list-style-type: none"> <li>a. <i>Requiring developments to use appropriate tools and follow relevant guidance and procedure to achieve good design;</i></li> <li>b. <i>Preparing a Design Guide Supplementary Planning Document;</i></li> <li>c. <i>Encouraging the use of sustainable construction methods and materials;</i></li> <li>d. <i>Ensuring all non-residential developments meets BREEAM ‘very good’ standard or other successor guidance</i></li> <li>e. <i>Ensuring development enhances the character and distinctiveness of the local area;</i></li> <li>...</li> <li>m. <i>Encouraging residential developments to provide sufficient functional space for everyday activities, meet people's needs and expectations from their homes, and to enable flexibility and adaptability;</i></li> </ul>

	<p>n. Development of garden land will be resisted unless it fully integrates into the residential area, is in keeping with the character and quality of the local environment;</p> <p>o. Designing out crime and the fear of crime by incorporating measures and principles consistent with those recommended by 'Secured by Design';</p> <p>p. Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) are retained and integrated within new development;</p> <p>q. Ensuring development incorporates sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollution (air, noise, vibration, light, water) to occupants, wildlife and the environment;</p>
<p><b>High Quality Design SPD</b></p>	<p>4.2.11 New residential development should embody the particular characteristics of the built and natural environment in which it is located to provide a sense of place and identity. The use of particular materials and details in construction, the mix of building types, periods and styles, the street pattern and street furniture, the layout, scale and massing of buildings or arrangement and landscaping of spaces can be reflected in new development to ensure it retains and enhances the local character of an area.</p> <p>4.2.12 Applicants should identify the features that make a place locally distinctive and then identify how the proposal can retain these features and enhance them. Parish Design Statements, made Neighbourhood Plans, or other locally produced guidance may provide a useful indication of local character for prospective applicants to consider. In addition, historic characterisation evidence and the Worcestershire Historic Environment Record (HER) provide a valuable resource for the identification of local heritage assets, which help define the many and varied elements of local distinctiveness across the District.</p>

5.43 **Paragraph 124** of the NPPF states that "good design is a key aspect of sustainable development" and that developments should 'significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area'.

5.44 Policy **BDP19** – *High Quality Design* sets out a number of tools by which the LPA will deliver 'high-quality people-focussed space'. Considered especially relevant to this application are the following parts of BDP19:

- c) *Encouraging the use of sustainable construction methods and materials;*
- e) *Ensuring development enhances the character and distinctiveness of the local area*
- m) *Encouraging residential developments to provide sufficient functional space for everyday activities, meet people's needs and expectations from their homes, and to enable flexibility and adaptability;*

- p) *Ensuring all trees that are appropriate (e.g. in terms of size, species, conditions and predicted climate) are retained and integrated within new development;*
- q) *Ensuring development incorporates sufficient, appropriate soft landscaping and measures to reduce the potential impact of pollution (air, noise, vibration, light, water) to occupants, wildlife and the environment;*

5.45 This proposal would create a sustainable new home using sustainable materials, would enhance the character and distinctiveness of the area, would create a home that is functional and fit for purpose, would retain all trees on site and retain all existing soft landscaping, which is of a high quality and contributes to visual amenity and biodiversity.

5.46 **High Quality Design SPD** adopted in June 2019 states that:

*“Replacement dwellings should be sited comfortably within the plot, follow the established building line and take into account the majority of key considerations in Section 4.2, where applicable.”*

5.47 This proposal seeks to replace a dilapidated and unsustainable timber-framed home with a sustainable, high-quality, attractive family home, which will sit comfortably in the plot.

5.48 The proposal is sympathetic to the character of the existing dwelling which, it is acknowledged, is attractive and appropriately designed in a rural location.

5.49 Indeed, the proposed scheme has been designed to be as sympathetic as possible to the existing dwelling and the character of the proposal site, utilising features prominent on the existing dwelling such as cedar cladding, low roofline with Dutch gable design, dormer windows and a cat-slide roof.

5.50 *“The house’s timber clad exterior, shingle roof and overall scale allows it to sit without dominance in the setting, and surrounded by trees and shrubs it blends in naturally, subtle and unassertive in the landscape”* (**Design & Access Statement; p8**).

5.51 Indeed, given the proposed dwelling is only modestly larger than the existing dwelling, and given that it uses similar materials and design features, it is considered there will be no adverse visual impact.

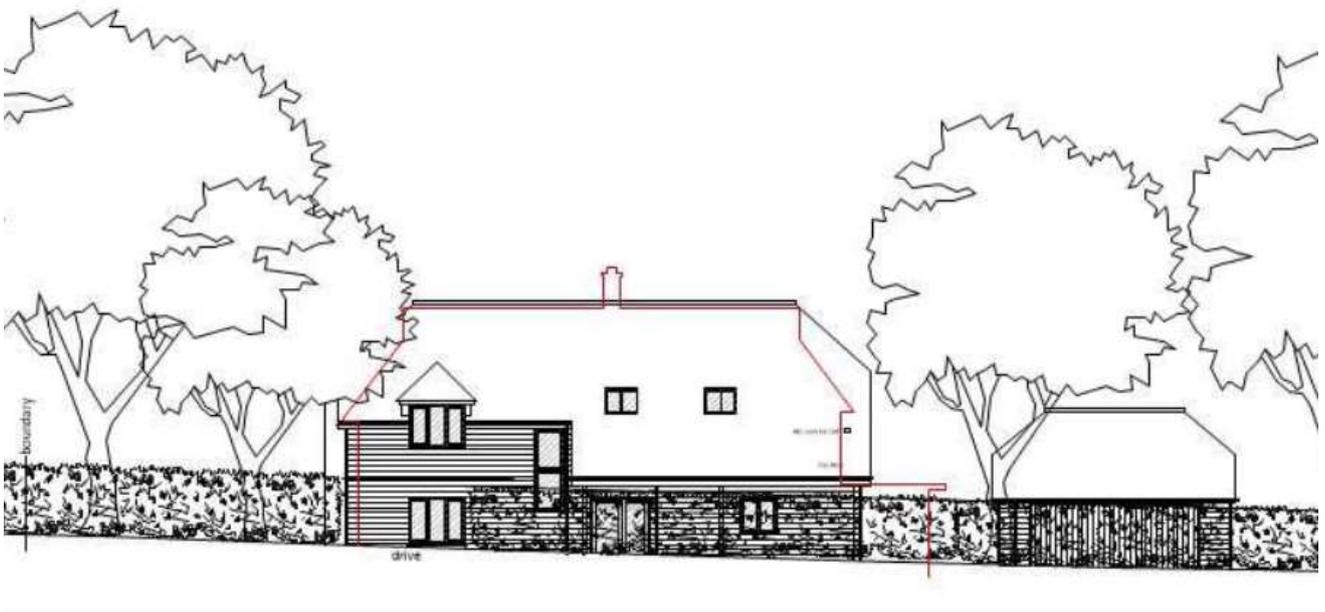
5.52 The character of the local area can be described as very mixed, particularly in terms of style, with many buildings in the immediate area finished in red-brick with tiled roofs and render, particularly white render, featuring prominently in the local vernacular.

- 5.53 Within the wider area there is a greater variety of materials and styles used, with a number of large, modern homes, which are not completely in line with the wider vernacular of the area, located within the Parish.
- 5.54 Despite the character of the wider area featuring red-brick and render, it was deemed appropriate to utilise cedar cladding across all external walls to mirror the character of the existing dwelling.
- 5.55 The site is located off a private drive and is very well-screened, and as such visual impact of the proposal scheme will be very low. Regardless, the high-quality and sympathetic nature of this proposal means that there will be no adverse visual impact.
- 5.56 The replacement dwelling is proposed to be sited in the same location as the existing dwelling and as such removal of trees will not be required, and the existing high-quality front and back gardens of the dwelling will be largely unaffected.
- 5.57 The current positive contribution of the trees upon the character of the area will therefore be retained. Indeed, the dwelling will sit naturally and unassumingly amongst the existing trees on site.
- 5.58 The design has been kept deliberately simple, to create an unobtrusive form that respects the character of the existing dwelling and blends into the landscape.
- 5.59 The current building line is respected and there will be no adverse impacts whatsoever on the amenity of neighbouring properties.
- 5.60 As stated above, bin and recycling storage and cycle storage is provided in the garage and adjacent to the garage, respectively.
- 5.61 The proposal is considered to be in line with the relevant policies and guidance relating to design.

## SCALE & LAYOUT

<b>Germane Policies</b>	
<b>NPPF 127</b>	See p13
<b>BDP4</b>	See p8

- 5.62 The proposal plot is well over 2,000m<sup>2</sup> and the size of the proposed dwelling is appropriate for this location given the very large size of the plot.
- 5.63 The proposal would increase the footprint of the scheme from around **135m<sup>2</sup>** to around **159m<sup>2</sup>** which represents an increase of **24m<sup>2</sup>** or **18%**. The overall floorspace provision will increase by around **42m<sup>2</sup>** from **217m<sup>2</sup>** to **259m<sup>2</sup>** (**19%** increase), whilst volume will increase by **31%**.
- 5.64 The overall ridge height will increase by just **350mm** to **7.85m**, which is not significant, particularly on such a large site with no immediate neighbouring properties.
- 5.65 Overall, whilst the proposed increases are not insignificant, they will not have an adverse impact upon the setting of the site, nor the Green Belt. Indeed, the submitted street scene plans (**Design & Access Statement; p8**) demonstrate that the outline of the building when viewed from the front is only marginally bigger than the existing dwelling. Indeed, most of the additional massing is located at the rear of the property on the ground floor, where it will have no visual impact whatsoever.



- 5.66 The distance between Cedar House and neighbouring properties means that there will be no issues relating to overbearance, overlooking or any other loss of amenity.
- 5.67 The proposal constitutes very minor changes to the layout of the site– the replacement dwelling is sited substantially within the footprint of the existing dwelling whilst the garage is proposed to be moved backwards on the site so as to be in line with the building line of the dwelling. This is considered to be an

improvement to the existing layout as it opens up the front of the site contributing to a sense of openness on the Green Belt.

- 5.68 Overall, the scale and layout are considered appropriate for the plot and there are no issues whatsoever in relation to impact upon neighbour amenity.

## GREEN BELT

<b>Germane Policies</b>	
<b>NPPF 145</b>	See p8
<b>BDP4</b>	See p8

- 5.69 It is acknowledged that the proposed scheme is larger than the existing scheme, although it is considered that the increase is appropriate in scale and massing. The design seeks to minimise the necessary increase in volume, which, although having a modest visual impact on the site, will only marginally affect the visual impact of the openness of the Green Belt. However, a recent Supreme Court judgement concerning the correct definition of 'openness' in the Green Belt shows that "the visual quality of landscape is not in itself an essential part of the 'openness' for which the Green Belt is protected"<sup>2</sup>.
- 5.70 Indeed, openness "is not necessarily a statement about the visual qualities of the land, nor does it imply freedom from all forms of development"<sup>3</sup>.
- 5.71 Whilst there may be a slight visual impact upon openness when viewed from within the site, the proposal site is not visible from a public highway and as such the overall effect of any visual impact will be negligible.
- 5.72 Therefore, it is clear that whilst the proposed scheme may have a slightly higher visual impact than the fallback position, by virtue of creating some additional massing, it has a significantly lower impact upon the spatial element of openness than the fallback position.
- 5.73 Indeed, as set out in the NPPF, the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;

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2 Samuel Smith Old Brewery (Tadcaster) & Ors, R (on the application of) v North Yorkshire County Council [2020] UKSC 3 (5 February 2020) [para 5]

3 Samuel Smith Old Brewery (Tadcaster) & Ors, R (on the application of) v North Yorkshire County Council [2020] UKSC 3 (5 February 2020) [para22]

- c) *to assist in safeguarding the countryside from encroachment;*
- d) *to preserve the setting and special character of historic towns; and*
- e) *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

- 5.74 The proposed scheme would not result in additional urban sprawl given that it is only slightly larger in footprint than the existing scheme, would not result in encroachment into the countryside and would clearly not contribute to the merging of towns.
- 5.75 Indeed, the scheme could be said to assist in urban regeneration by recycling developed land – utilising a property at the end of its natural life to create a new future-proofed, modern home.
- 5.76 Whilst this scheme is located within the Green Belt, it is so well-screened from the private drive from which it is accessed that it will not have any significant impact upon the openness of the Green Belt from a visual perspective.
- 5.77 The difference in the amount of developed land between the existing and proposed schemes is negligible and the roof of the proposed dwelling has been designed in order to reduce its massing, which will in turn minimise the impact upon the setting and openness of the Green Belt.
- 5.78 The impact upon the openness of the Green Belt will be minor and significantly below the impact that the fallback position would have, particularly when one gives appropriate weighting to the spatial and visual aspects of openness.
- 5.79 **BDP4** allows for a replacement dwelling as long as they are 'not materially larger' than the dwelling they replace. 'Materially larger' is not defined within **BDP4**, however 30% to 40% is often considered appropriate for such proposals and the policy allows for a 40% increase in size through an extension to an existing dwelling in the green belt. It is understood that BDC consider 10% to be not materially larger when determining replacement dwellings, although this is not set out in written policy or guidance.
- 5.80 The proposal is considered to be compliant with policy **BDP4** by virtue of the replacement dwelling representing just a 19% increase in floorspace compared to the existing dwelling.
- 5.81 Furthermore, there is a significant fall-back position which must be a material consideration as it gives rise to *very special circumstances*.

## HERITAGE

<b>Germane Policies</b>	
<b>NPPF 185</b>	<p>185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li> <li>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>d) opportunities to draw on the contribution made by the historic environment to the character of a place".</li> </ul>
<b>NPPF 190</b>	<p>190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.</p>
<b>NPPF 197</b>	<p>197. The effect of an application on the significance of a nondesignated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".</p>
<b>BDP20</b>	<p>BDP20.3 Development affecting Heritage Assets, including alterations or additions as well as development within the setting of Heritage Assets, should not have a detrimental impact on the character, appearance or significance of the Heritage Asset or Heritage Assets.</p> <p>BDP20.4 Applications to alter, extend, or change the use of Heritage Assets will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst preserving or enhancing its significance and setting.</p> <p>BDP20.6 Any proposal which will result in substantial harm or loss of a designated Heritage Asset will be resisted unless a clear and convincing justification or a substantial public benefit can be identified in accordance with current legislation and national policy.</p>

5.82 The proposed development does not affect any designated heritage assets or other heritage designations. However, non-designated heritage assets include sites held on the County Historic Environment Record (HER), to which Cedar House has

very recently been added. As such, it is acknowledged that the proposal would result in the loss of a non-designated heritage asset.

- 5.83 However, the appended **Heritage Statement and Impact Assessment (HSIA; Appendix 11)** disputes that Cedar House should be considered a heritage asset. Indeed, the building does not appear to qualify for local listing using the Bromsgrove Local Heritage List Strategy.
- 5.84 Cedar House is a prefabricated house constructed in around 1956 from a kit produced by WH Colt & Son, and the **HSIA** contends that the inclusion on the local Historic Environment Record is "dubious".
- 5.85 As explained in the **HSIA**, the reasoning for the inclusion of Cedar House on the HER is flawed. The **HSIA** also makes clear that the evidential value held by Cedar House is limited.
- 5.86 Whilst the extensions do add character to the house "*the significance of these later extensions adds very little to the heritage importance of the 'asset'*".
- 5.87 In terms of heritage significance the **HSIA** concludes:
- "The house is of no identified architectural value and the evidential value can be conveyed adequately through documentary records; equally the house does not contribute to understanding or appreciating an area or place and does not connect with a key aspect of 20th century life, art, architecture or landscape. If it were to be considered as a heritage asset the potential of Cedar House to convey significance through archaeological/evidential or architectural/aesthetic values would be considered at the lowest end of negligible."*
- 5.88 As discussed in the **Conditions Report** and at paragraph 5.30 of this statement, the condition of Cedar House is very poor and getting worse.
- 5.89 In order to make the house safe and suitable for modern family living, substantial work would be required which would clearly involve the replacement of a significant amount of the material making up the building. This would manifestly mean that any remaining heritage significance would be lost.
- 5.90 Indeed, according to the Conditions Report, the building has very limited potential for any form of renovation and "the scale of any such renovations would remove the negligible significance the asset may retain, so that it would no longer constitute a heritage asset" (**HSIA paragraph 7.8**).
- 5.91 "*The ongoing deterioration of Cedar House will almost certainly eventually lead to the loss of the building whether or not the proposals are permitted as there is no reasonable scope for long-term preservation. This would undoubtedly result in the total loss of the ability to physically convey any heritage significance in the*

relatively near future. Currently the building does not contribute in a positive way to the main receptors, in the form of neighbours, who appear supportive of the proposals (see letters of support provided in regard to the application). Replacement of the building with a single new dwelling will therefore result in an overall neutral effect by preventing later overdevelopment of the site." (**HSIA; 7.10.4**).

- 5.92 Overall, whilst Cedar House is currently included on the HER, the appended **HSIA** makes clear that it has very little heritage value. Furthermore, any negligible heritage value it does have will be lost when the dwelling is substantially extended and renovated in order to extend its life or lost when the building eventually falls into such disrepair that it must be demolished.
- 5.93 The **HSIA** finds that 'no harm' would arise from the impact of the proposed scheme, and as such, the proposal should be considered compliant with national and local policy relating to built heritage.

## ECOLOGY

<b>Germane Policies</b>	
<b>NPPF 170</b>	<p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;</p> <p>c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</p> <p>d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</p> <p>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>
<b>BDP21</b>	<p>BDP 21.1 The Council will seek to achieve better management of Bromsgrove's natural environment by expecting developments to:</p> <p>a) i) Protect and enhance core areas of high nature conservation value</p>

	<p><i>(including nationally protected sites and irreplaceable nature resources such as sites with geological interest, ancient woodlands and habitats of principle importance);</i></p> <p><i>ii) Protect and create corridors and 'stepping stones';</i></p> <p><i>iii) Enhance restoration areas;</i></p> <p><i>iv) Protect and create buffer zones- areas that protect core areas, restoration areas and 'stepping stones';</i></p> <p><i>v) Ensure areas of land surrounding development are managed in a sustainable and wildlife friendly manner.</i></p> <p>...</p>
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5.94 A Preliminary Ecological Appraisal and Preliminary Roost Assessment (bats) was carried out by Focus Ecology in February 2021 as seen at **Appendix 8**.

5.95 Cedar House and the detached garage were subject to a full internal and external inspection. No signs of bat roosting activity were observed and the buildings were tightly sealed. Consequently, the report found both buildings to have 'negligible' potential for bat roosting.

5.96 The report found a moderate potential for the mature trees around the dwelling to support roosting bats, however all identified trees are to remain intact.

5.97 The report found no evidence of Great Crested Newts or other endangered species within the site.

5.98 House martins and house sparrows were recorded on site and it is considered that habitats on the site within (hedgerows and trees) provide suitable foraging and nesting opportunities for a range of common and widespread species. As such mitigation and compensation measures have been recommended which the scheme will adhere to. The ecologists have identified proposed locations for bat and bird within section 4.2 Plans under 4.2.4 of their report which can be found at **Appendix 8** of this planning statement.

**TREES**

<b>Germane Policies</b>	
<b>NPPF 170</b>	<i>See p18</i>
<b>BDP19</b>	<i>See p13</i>
<b>BDP21</b>	<i>See p18</i>

- 5.99 There are a number of trees on site – the appended Arboricultural Report identifies 20 in the vicinity of the dwelling.
- 5.100 The Arboricultural Assessment determines that *'no trees surveyed would be required to be removed to accommodate the construction of the proposed building. All other significant trees growing around the site will be retained'* (**Arboricultural Assessment Report; para 42; Appendix 7**)
- 5.101 Furthermore, the report finds that *'the retention of the larger trees surveyed, plus the prominence of other existing mature trees and boundary hedges growing around the site, will help to minimise the disturbance of any site preparation works and construction phase of the proposed building'* (**AAR; para 43**).
- 5.102 The Tree Protection Method Statement shows that trees on site will be fenced off for the duration of construction, ensuring a protective barrier to prevent damage to any lower branches.
- 5.103 As a result, the proposal is compliant with local and national policy.

## FLOODING

<b>Germane Policies</b>	
<b>NPPF 155</b>	<i>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</i>
<b>BDP23</b>	<i>BDP23.1 The Council will deliver safe developments with low environmental impact through:</i> <i>a) Supporting developments that take into account of the Severn River Basin Management Plan and contribute to delivering the Water Framework Directive objectives;</i> <i>b) Supporting developments that follow the water conservation hierarchy. Where standards currently exist for a particular non-domestic building types in BREEAM, maximum points should be scored on water and a minimum of 25% water savings for any other development. Any major residential development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010) schemes within the Bow Brook or Batchley Brook catchments should meet a water efficiency target of 110 litres per person per day;</i> <i>c) Ensuring development addresses flood risk from all sources, follow the flood risk management hierarchy when planning and designing development, and do not increase the risk of flooding elsewhere. Where inappropriate developments in areas at risk of flooding are necessary after the sequential test is applied, appropriate designs, materials and escape routes that minimise the risk(s) and loss should be incorporated;</i> <i>d) Requiring all developments to work with the Lead Local Flood</i>

	<p>authority and SuDS Approval Body and pay necessary regard to the Local Flood Risk Management Strategy and its evidence;</p> <p>...</p> <p>f) Supporting developments that protect and enhance water quality. This includes ensuring the phasing of development is in line with the completion of the required infrastructure and non-mains drainage will follow the foul drainage hierarchy with appropriate management plans in place;</p> <p>...</p>
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5.104 The site is not within a Flood Zone and has no history of flooding.

5.105 The slightly raised position of the dwelling on the site, and the large garden to the rear, means that drainage is good.

## SELF-BUILD

<b>Germane Policies</b>	
<b>NPPF 61</b>	<p>61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</p>

5.106 This proposal constitutes a self-build application.

5.107 Current custom and self-build (CSB) policy in England has evolved over the last 5 years with the Self-build and Custom Housebuilding Bill now an Act of Parliament. This Bill seeks to establish a register of prospective custom builders who are seeking a suitable serviced plot of land and requires LPAs to keep an up to date register of people within the district that wish to build their own home.

5.108 The Housing and Planning Act 2016 conferred on LPAs the responsibility to:

*"Give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom house building in the authority's area..."*

5.109 Paragraph 61 of the NPPF makes clear that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including ... people wishing to commission or build their own homes)'.

5.110 On 8 February 2021, the Government published updated National Planning Policy Guidance on custom and self build and the associated registers. The strengthened guidance now states:

*“The registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding.”*

5.111 Indeed, recent appeal decisions have highlighted and confirmed the significance that should be afforded to self-build as a material consideration in determining planning applications, which in turn demonstrates the importance of CSB in housing delivery.

5.112 Examples of such appeal decisions include:

- A proposed development of up to 215 homes, public open space and associated infrastructure, which involved a significant custom build portion, at Land east of Park Lane, Coalpit Heath (**APP/P0119/W/17/3191477**). The Inspector noted that ‘there are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom-build housing (CBH). They are all important and substantial weight should be attached to each component’.
- Development of land for the provision of 22 custom/self-build dwellings with associated access, parking provision and amenity space at Land east of St Edmunds Lane, Great Dunmow (**APP/C1570/A/14/2223280**) in which the Inspector ‘afforded the provision of custom/self-build housing significant weight’ in their consideration of the appeal.

5.113 It is clear, therefore, that LPAs have a duty conferred upon them to actively seek to meet the needs of those wishing to build their own home, and the fact that this application constitutes a self-build proposal should be afforded significant weight in the decision-making process.

## 6.0 COMMUNITY ENGAGEMENT

- 6.1 **Appendix 10** contains 8 letters from local residents expressing their support for the principal of the scheme.
- 6.2 The applicant has also engaged with the Parish Council in an effort to ensure the scheme is sympathetic to local residents' amenities and has shared details of the proposal with the Parish Council in advance of a formal consultation being undertaken during the planning process.

## 7. SUMMARY

- 7.1 This application has been prepared to demonstrate that the proposed scheme, to demolish the existing dilapidated timber framed dwelling on the proposal site, is appropriate and will not result in inappropriate adverse effects.
- 7.2 This scheme takes full account of all relevant planning policies and guidance in respect of both local and national levels.
- 7.3 The proposal constitutes a sympathetic and attractive design which will replace an unsustainable and declining structure which is not fit for a young family. The result will be a sustainable family home which will serve many future generations constituting significant gains in terms of environmental and social sustainability.
- 7.4 Whilst the proposal has recently been added to the Historic Environment Record, it has been demonstrated that the proposal would not result in harm to a heritage asset.
- 7.5 The proposal is considered to be compliant with all relevant local and national policy. It is not considered that the proposal is 'materially larger' than the existing dwelling, however there is a fall-back position significantly larger and more impactful spatially than the proposal scheme, which gives rise to '*very special circumstances*'.
- 7.6 The *very special circumstances*, coupled with the many sustainability advantages of the proposed design compared to the existing dwelling, means that the scheme should be considered appropriate.
- 7.7 In view of the above, Foxley Tagg Planning Ltd consider that this application provides Bromsgrove District Council with all the necessary information that will allow it to make a decision in an expeditious manner, confident that the development will make a positive and sustainable contribution to the local area.