



Chartered Town Planning

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Town & Country Planning Act 1990

Planning Statement

[Subdivision and erection of a self-build dwelling]

Land adjacent to 13 Lime Avenue, Camberley, GU15 2BS

Prepared for: Mr Norris Hope-Ross

January 2021

Prepared by: Mark Doodes – MRTPI
Checked by: Gemma Ackerman – MSc
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LPA: Surrey Heath Borough Council (SHBC)

WICKLESHAM BUSINESS PARK • FARINGDON • OXFORDSHIRE • SN7 7BU

Tel: 01865 600555 • Mobile: 07970 241 671 • md@markdoodesplanning.co.uk

markdoodesplanning.co.uk

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1 Introduction

- 1.1. This planning application is submitted by Mark Doodles Planning (MDP) on behalf of the applicant, Mr Norris Hope-Ross, for the *“Subdivision of the existing plot and the erection of a self-build dwelling and associated infrastructure.”*
- 1.2. The purpose of this Statement is to provide the Local Planning Authority (LPA) with background details and project information, alongside other submitted documentation, in order for the application to be considered and determined in a timely way.
- 1.3. The application is for Outline Permission with Access being the only matter for consideration at this stage. All other matters are reserved for consideration at a future juncture.
- 1.4. The Statement will cover the following topics:
 - Site Context
 - Planning History
 - Proposals
 - Planning Policy
 - Planning Balance
- 1.5. Constructive dialogue is welcomed with the LPA throughout the planning application lifecycle with a view to a decision within eight weeks.

2 Site Context

- 2.1 13 Lime Avenue is situated in the eastern side of the urban part of Camberley, which is the principle settlement of Surrey Heath and has a population of c. 40,000.
- 2.2 Camberley is a thriving commuter town, only thirty minutes drive to Reading, Basingstoke and Guildford, and less than an hour to London. Camberley train station is a 15 minute walk from the site, offering access to London and the wider train networks. All the facilities of a commuter town are accessible on foot via Church Hill, including the wide range of retail, Primary and Secondary schools, bus stops, train station, pubs and restaurants, leisure and cultural facilities (more detail is contained within the accompanying Design and Access statement). It is therefore deemed a highly sustainable location.

- 2.3 It is recognised to be part of the principle location for housing growth. Camberley is a densely populated urban area and therefore has a presumption in favour of sustainable development as outlined in the NPPF.
- 2.4 The wider area around the site is characterised by a mixture of scale, type and tenure of dwellings. Existing dwellings have good separation from one another, typically on squarer plots owing to mature vegetation and distinct fenced boundaries. To that extend this plot is unusual as it does not front onto the highway.
- 2.5 The site is not in within a Conservation Area nor in an Area of Outstanding Natural Beauty and is excluded from the Green Belt. The site is not a Site of Special Scientific Interest or part of a National Park. There are no nearby or adjacent heritage sites or Listed buildings.
- 2.6 According to the Environment Agency's flood maps the site is located within Flood Zone 1 – the lowest risk level for flooding. The site does not have an Article 4 Direction related to the restriction of Permitted Development rights.
- 2.7 The Site is reasonably unconstrained (in planning terms); it does not flood, and has no drainage issues or contamination. It has all the basic required utilities onsite and access to many day-to-day services by foot or cycle. Importantly the site does not place development pressure on adjacent land.
- 2.8 It is important to note that the site does lies within 5km buffer of the Thames Basin Heath Special Protection Area (SPA); however it is still considered that there are not any notable constraints to development beyond the desire to respect the existing grain and character of the area.
- 2.9 The proposed site is adjacent to an area Tree Preservation Order (TPO 4/73, A1) immediately to the south.
- 2.10 **The Site**
- 2.11 The Site itself is flat, verdant and tree lined and is situated at the end of a long access drive directly from Lime Avenue. It is a spacious and private plot, tucked away and surrounded by neighbouring amenity space and cannot be seen from the public highway.
- 2.12 13 Lime Avenue is a detached, bungalow set within a roughly rectangular area of approximately 0.18 hectares towards the central eastern portion of the plot. It is a single unassuming interwar, 1950's bungalow, V shaped, erected in red brick with a pitched roof of concrete tile and is fairly typical of its epoch. A mixture of fencing types and vegetation demarcates the boundaries of the site which all appear to be maintained by third parties (given the variation in materials).

- 2.13 The current garden size is unusually large for the area and adds little to the existing bungalow due to its relatively disjointed relationship with the surrounding buildings. The proposed sub-division will have little impact on the existing unit, providing both dwellings with more than adequate amenity spaces and plot sizes and exceeds minimum amenity space requirements.
- 2.14 The proposed new dwelling does not present any issues of overlooking as its location is already largely screened by existing fencing. The orientation of the proposed dwelling has also been selected to ensure the privacy of the existing buildings is not compromised.
- 2.15 There are two existing ancillary outbuildings to the rear of the site built with a mixture of breeze block and corrugated metal. They are unnoteworthy and unassuming in nature, being overgrown and dilapidated and will be removed as part of the development proposed.
- 2.16 There will be no impact on the street scene as the existing building and the proposed new structure will be situated well back from the main road with neither home being visible from the existing highway.
- 2.17 There is good access to the site along the existing private lane. There will be low intensity of use arising from the scheme with little scope for conflict that cannot be resolved by courteous driving.
- 2.18 There will be adequate parking for 4 cars on site, as per minimum standards for parking (3+ bed dwellings should be provided with 2 car park spaces). Should there be a need for more parking spaces the layout can be easily amended to create additional spaces.
- 2.19 The site benefits from all mains utility services.

3 Planning History

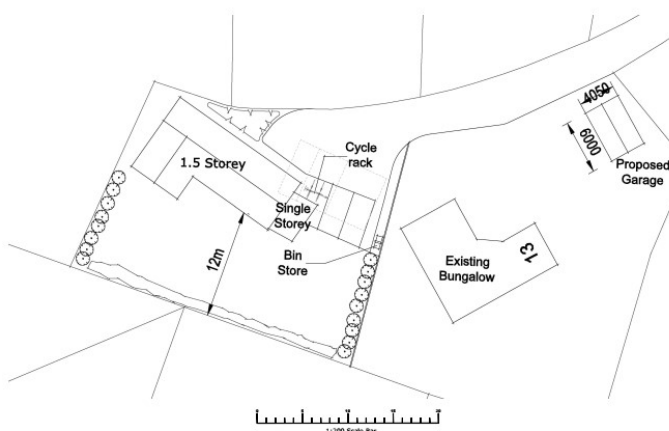
- 3.1. Surrey Heath Borough Council's website has no planning applications on record for this property.
- 3.2. A pre application was undertaken in 2020 (LPA ref: PRE/20/0011). The principle of development was accepted (on the whole) by Planning Officers subject to resolving arboricultural issues to the satisfaction of the Trees Officer. As a result an Arboricultural consultant was appointed, the Tree Constraints plan updated to include the proposed development and a full Tree Survey undertaken.

- 3.3. On site ecology was of limited concern to the Officers in the pre-application. A preliminary ecology appraisal was undertaken in 2019 which concluded that there was no impact upon “... any designated sites or protected habitats. As the residential building had low suitability for roosting bats one emergence/re entry survey is required to ascertain whether bats roost within the building.....For all other protected and notable species the site had negligible/low value and no significant impacts are likely if the mitigation measures provided in this report are implemented.”
- 3.4. At the request of the Planning Officers in their pre application response, an approach has been made to Surrey Wildlife Trust for advice regarding the potential requirement of a Biodiversity Survey. At the time of submitting this application no response has yet been received.
- 3.5. Other minor amendments requested by the Officers have also been made, including reduced hard standing to meet minimum requirements. Bin and cycle storage have also been added in such a way to ensure that they function well without compromising the visual amenities of the building.
- 3.6. As all matters other than access are reserved it was not considered relevant to take the design recommendations into consideration at this stage.

4 Proposals

- 4.1. The proposals are to sub-divide plot roughly evenly so that an additional self-build dwelling can be erected with all matters other than access reserved. Access will be directly onto Lime Avenue via the existing access as depicted in the image below.

Image: Concept Layout



- 4.2. The scheme is submitted in outline and layout is not one of the matters for full consideration. The purpose of this submission is to demonstrate that the quantum of development can be accommodated within the site without undue harm to the area.
- 4.3. The scale of the dwelling has not been fixed at this stage but in terms of footprint the dwelling is proposed to be 1800sqft arranged over 2 stories. This is (typically) a 4+ bedroom home with an en-suite to the master bedroom and utility room and small separate dining room. Again, this is for illustrative purposes only to assist in visualising scale.
- 4.4. Visibility on the public highway is clear and free from obstruction with good sightlines in both directions. Access to the site is situated well away from any busy junctions and the site can be entered and exited in a forward gear. It is therefore considered to be safe.
- 4.5. It is assumed the plot would suit a self builder, in which case the works will not be liable for Community Infrastructure Levy (CIL) payments. Naturally, it is not the responsibility of this submission to address.
- 4.6. Landscaping has not been submitted with this application as officers can address this in future submissions and the matter is not likely to be determinative given the physicality of the site. However there is significant scope for new landscaping to soften and filter any mutual angled views into neighbouring properties and to soften the hardstanding to the front. The LPA retain full control over the reserved matters process.

5 Planning Policy & Discussion

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.
- 5.2. Therefore the decision maker should consider both the 2012 Surrey Heath Core Strategy and other material considerations which may impact the decision (namely SPDs).
- 5.3. The key issues are considered to be;
- The policies of the Core Strategy

- Case Law and Self-build Legislation
- Development Management issues such as amenity and landscape impact

5.4. At the national level the NPPF states that local planning decisions should look at applications that reflect the character, needs and opportunities of each area. (Paragraph 9). The thrust of the NPPF is that sustainable forms of development should be supported (approved) noting the three “overarching objectives” of the planning system (Paragraph 8) to provide net gains in economic, environmental and social ways.

5.5. At the Development Plan level (Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP)), the core and detailed policies and supplementary guidance are considered to be of most relevance and will be discussed in more detail.

5.6. It must be noted that the Core Strategy was accepted in February 2012, prior to the NPPFs publication. Hence Paragraph 213 of the NPPF applies which dilutes the weight accorded to policies in discord to the framework.

5.7. The Policies will now be discussed in turn (some have been abbreviated for brevity as some parts of policy are not relevant to this scheme);

5.8. ***CP1: Spatial Strategy***

5.9. The policy states *“New development will be directed in accordance with the spatial strategy which provides the most sustainable approach to accommodating growth making the best use of infrastructure and services whilst respecting the character of the Borough. New development will come forward largely through redevelopment of previously developed land in the western part of the Borough. Camberley ... has scope for residential development across the area. ...”*

5.10. The notion of Sustainable Development (in the context of Paragraph 8 NPPF) in a nutshell expects new housing to be approved where there is reasonable access to the trappings of modern life such as schools, shops, medical, transport and employment. As acknowledged by the policy CP1, Camberley has scope for residential development and the proposed site has access to all the aforementioned amenities, according with the spatial strategy and therefore can be classed as sustainable development.

- 5.11. As such no conflict is found with this scheme and the policy objectives of CP1.
- 5.12. **CP2: Sustainable Development and Design**
- 5.13. The policy states *“The Borough Council will require development to: (i) Contribute to a reduction in the Borough’s own carbon dioxide emissions and thus to the targets for reducing carbon dioxide emissions in the South East. (ii) Include installed capacity for decentralised renewable and low carbon energy to aid achievement of sub-regional targets of 209MW by 2016; (iii) Secure water efficiency in new development or improve on existing efficiencies within existing development; (iv) Ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments; (v) Create sustainable communities with a strong sense of place that are safe and have easy access to a range of high quality services;...”*
- 5.14. Policy CP2 is tailored, in part, to larger scale developments. This application is for one self-build infill dwelling and as such irrelevant parts of the policy have been omitted. In regards to point i), ii) & iii) although design does not form part of this outline application any self-builder who undertakes the design and build of this project will want to produce an efficient dwelling, adhering to the high modern standards expected of Building Control.
- 5.15. In regards to point iv, careful consideration has been give to the positioning of the proposed new dwelling to ensure that amenity space is maximised for both properties whilst respecting neighbouring amenity. Due to its tucked away nature the site isn’t visible to the wider surrounding areas, beyond immediate neighbours, so will have minimal impact on any surrounding urban, rural, natural and historic environments.
- 5.16. As such no conflict is found with this scheme and the policy objectives of CP2. The Planngng Officer’s pre - application response (pg.3) also confirms that the proposals comply with CP2.
- 5.17. **CP3: Scale And Distribution Of New Housing**
- 5.18. The policy states *“Within the period 2011-2028 the Borough Council will make provision for 3,240 (net) additional dwellings. This will be provided by: (i) Promoting the use of previously developed land in settlement areas and ensuring the most effective use of that land; (v) Resisting any development that involves a net loss of housing unless it can be demonstrated that the benefits outweigh the harm. Within the period 2011-2025 the provision of 2,730 (net) additional dwellings will generally be distributed as follows: ... Camberley 860 (31%)....”*

- 5.19. This proposal will ensure that a small contribution is made to local housing stock outside of the Green Belt by making effective and efficient use of land that has been previously been developed in the context of a residential dwelling.
- 5.20. As such no conflict is found with this scheme and the policy objectives of CP3.
- 5.21. **CP6 – Dwelling Size and Type**
- 5.22. *“The Borough Council will promote a range of housing types and tenures which reflect the demand for market housing and need for affordable housing, including accommodation for specialised needs. The Borough Council will encourage market housing and unless evidence of housing need or viability suggests otherwise, generally expect intermediate affordable and social rented units to be provided in accordance with the Strategic Housing Market Assessment or other subsequent assessments.”*
- 5.23. This proposal is made in Outline but nevertheless the provision of self build housing will widen choice and competition of housing in the area.
- 5.24. Therefore this proposal accords with policy CP6.
- 5.25. **CP12 Infrastructure Delivery and Implementation -**
- 5.26. The policy states *“... In the short-term contributions will take the form of S106 contributions set out in Developer Contributions SPD and in the longer term as a Community Infrastructure Levy (CIL) charging schedule.”*
- 5.27. The proposal may be liable for CIL depending on the end developer and other section 106 and development contributions. As a result of these proposals the end developer may become liable for additional offsite ecology payment pursuant to the relevant policies.
- 5.28. There is no reason to believe that the proposal will conflict with any of these objectives.
- 5.29. **CP14A Biodiversity and Nature Conservation**
- 5.30. The policy states *“The Borough Council will seek to conserve and enhance biodiversity within Surrey Heath. Working with partners, new opportunities for habitat creation and protection will be explored in particular*

on biodiversity opportunity areas. Development that results in harm to or loss of features of interest for biodiversity will not be permitted. ... All new residential (net) development within 5km of the Thames Basin Heaths Special Protection Area is considered to give rise to the possibility of likely significant effect. Accordingly only new development that complies with the following requirements will be permitted. (i) No (net) new residential development will be permitted within 400m of the SPA....(iii) All net new residential development shall provide or contribute toward the provision of Suitable Alternative Natural Greenspaces(SANGs) (vi) All net new residential development shall contribute toward strategic access management and monitoring (SAMM) measures The effective avoidance of any identified adverse effects must be demonstrated and secured prior to approval of the development.”

- 5.31. A per the pre-application response the client has agreed to make necessary and proportionate offsite contributions. These matters can be addressed at part of the reserved matters stage at the behest of the LPA.
- 5.32. As such no conflict is found with policy CP14A
- 5.33. **DM9 Design Principles**
- 5.34. The Policy states *“Development will be acceptable where it achieves the following design principles: - (i) High quality design with layouts that maximise opportunities for linkages to the surrounding area and local services; and (ii) Respects and enhances the local, natural or historic character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density; and (iii) Provide sufficient private and public amenity space and respect the amenities of occupiers of neighbouring property and uses; and (iv) Protect trees and other vegetation worthy of retention and provide high quality hard and soft landscaping where appropriate; and (v) Design to reduce the potential for crime and fear of crime; and (vi) Incorporate measures for the storage of waste including recyclable waste and where appropriate waste collection through provision of bring sites; and (vii) Be accessible to all and be flexible towards future adaptation in response to changing life needs; ...Development will be expected to incorporate and reflect design and character measures as set out in either general or area specific SPD.”*
- 5.35. Further to pre-application discussions there is a need to recognise that this application is made in outline with design a reserved matter. There is no reason to believe that any of the proposals contained in the illustrative layout would be prejudicial at a future juncture.
- 5.36. The Officer’s pre-application response (pg.3) confirms that the proposals comply with DM9.

- 5.37. **DM11 Traffic Management and Highway Safety**
- 5.38. *“Development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce and mitigate such impacts to acceptable levels can be implemented. All development should ensure safe and well designed vehicular access and egress and layouts which consider the needs and accessibility of all highway users including cyclists and pedestrians.....”*
- 5.39. Visibility on the public highway is as existing with good sightlines in both directions along Lime Avenue and the plot is situated away from any busy junctions. The plot can be entered and exited in forward gear and is therefore considered to be safely.
- 5.40. As the site is located within the Wooded Hills Character Area the following policies of the of the Western Urban Area Character (WUAC) SPD 2012 are considered relevant;
- 5.41. **WH1:** The Guiding Principle States that *“New development should pay particular regard to the following criteria: (a) Buildings to be set in spacious, irregularly shaped plots which provide for extensive space between, and around buildings and which allows for the maintenance/ development of a verdant character. (b) Consist principally of 2 storey detached buildings set in individual plots enclosed by verdant vegetation. (c) Provision of a green character through the retention of existing large trees and mature vegetation and the provision of substantial new landscape features in the form of large trees, shrubs and tall hedges. Dense vegetative screens and tall hedges will limit visibility of buildings from the street and between neighbours. (d) New plots to be enclosed by hedges and dense vegetative screens (e) Provision of high quality designed buildings and surrounding spaces.”*
- 5.42. The proposed dwelling will be set in a spacious and irregular, individual plot, which is already verdant in nature and can be softened further by additional landscaping, if required, for additional screening purposes. The site layout is illustrative for the purpose of this Outline Application but has been designed to maximise the surrounding space whilst remaining sympathetic to neighbouring private amenity and the existing dwelling.
- 5.43. As such the proposal does not conflict with WH1 as agreed by the Planning Officer’s within the pre-application response.
- 5.44. **WH2:** The Guiding Principle States that *“Development forms that are contrary to the prevailing development form of detached houses set in generous individual enclosed plots with large side gardens will*

be resisted. Proposals with closely set buildings, cramped appearances, minimal provision of side gardens, net densities above 9 dwellings/ ha and plot ratios above 0.5:1 are considered to be out of keeping with the soft enclosed, semi-rural character and will be opposed”

- 5.45. The proposed development is in keeping with the prevailing development form of the neighbourhood and is a detached dwelling in a generous plot with a good sized garden. The Site measures at 11 dwellings /hectare, which is above policy but is still considered to be within acceptable parameters, noting that 9 dwellings a hectare is very low. As mentioned by the Planning Officer’s in the pre-application response (pg.2) *“Although the proposal would create two plots slightly smaller than those surrounding, these would be considered to respond well to their informal plot context.”*
- 5.46. As such the proposal is not considered to conflict with WH2, also confirmed in the pre-application response.
- 5.47. **WH3;** The Guiding Principle States that *“Development that erodes the soft green semi-rural character of the area will be resisted. Creation of hard urban landscapes through the introduction of large areas of hard surfacing, open front gardens, gated schemes and hard boundary treatments, will be resisted.”*
- 5.48. The hardstanding has been minimised to ensure negligible impact on the green nature of the area whilst ensuring that cars are still able to turn in order to enter and exit the site in a forward gear. Softening landscaping will be applied where required to ensure preservation of the semi-rural character of the area. It must be noted that due to the nature of the position of the site it does not have an impact on the street scene so any effect on the character of the area is already minimised.
- 5.49. As such the proposal is not considered to conflict with WH3.
- 5.50. **WH6;** The Guiding Principle States that *“High quality design that reflects the wooded, hilly character of the area in terms of materials and building form will be expected. Opportunities should be taken to enhance the architectural quality of buildings in the area. High quality contemporary designs will be welcomed where it respects its surroundings.”*
- 5.51. Design is one of the reserved matters and does not form part of this application. As such the outline proposal is not considered to conflict with WH6.

- 5.52. As the site is adjacent to the **Post War Open Estate Character Area**, Guiding Principles P01 and P02 are also relevant;
- 5.53. **P01**; The Guiding Principle States that *“New development should pay particular regard to the following criteria: (a) Maintenance of space between, and around buildings. Particular attention should be paid to maintaining side gardens and gaps between the side elevations of buildings at first floor level. (b) Continued use of designs that reflect the post war architecture. Particular attention should be paid to existing building proportions, materials, colours, gabling and window design. (c) Consist principally of 2 storey detached or link detached buildings set in individual plots with front gardens that are not enclosed by walls or fences. (d) Provision of space to enable the retention of existing trees and mature vegetation.”*
- 5.54. Design has already been discussed elsewhere within this report and covers the points addressed above.
- 5.55. The LPA Officer’s pre-application response (pg.3) confirms that the proposals comply with P01.
- 5.56. **P02**; The Guiding Principle States that *“Development which results in the loss of gaps between buildings and the creation of a terracing effect will be strongly resisted.”*
- 5.57. The proposed development does not create a terracing effect and retains gaps between buildings. The proposed Site Layout developed with this policy in mind.
- 5.58. The LPA Officer’s pre-application response (pg.3) confirms that the proposals comply with P02.
- 5.59. The following **Residential Design Guide** principles also require discussion;
- 5.60. **Principle 6.6** states that *“New residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts. Fine residential plot divisions will be supported and encouraged, particularly in intensifying urban areas. Loss of fine grain plots layouts will generally be resisted. Plot boundaries to the front, side and rear will be expected to be clearly and strongly defined. Proposals with weak or absent plot definition and plot layouts that are out of context with the surrounding character will be resisted.”*
- 5.61. The LPA Officer’s pre-application response (pg.3) confirms that the proposals comply with 6.6.
- 5.62. **Principle 6.7** states that *“Parking layouts should be high quality and designed to:*

- *Reflect the strong heathland and sylvan identity of the borough. All parking arrangements should be softened with generous soft landscaping and no design should group more than 3 parking spaces together without intervening landscaping;*
- *Ensure developments are not functionally and visually dominated by cars;*
- *Maintain activity in the street without adversely affecting the attractiveness of the streetscene;*
- *Minimise impact on the amenity of residents;*
- *Be safe, overlooked and convenient for users;*
- *Be spaces that are visually and functionally attractive in the street scene.”*

5.63. The LPA Officer’s pre-application response (pg.3) confirms that the proposals comply with 6.7.

5.64. **Principle 7.3** states that *“The Council will expect buildings heights to help enclose the street without overwhelming it. In suburban and rural areas building heights will generally be expected to be lower with occasional taller buildings acting as visual focal points. Higher buildings will be more acceptable in tight urban locations such as local and town centre environments. Building heights should not result in adverse impacts on residential amenities and will be expected to enable a building to integrate well into its surrounding context.”*

5.65. It is noted that amendments were suggested by the LPA Planning Officer on page 2 of the pre-application response including *“...given that no 13 is a bungalow, the applicant’s attention is drawn to the height of the proposed dwelling, in order to avoid an abrupt change in height between both properties, which would likely give rise to an unsatisfactory visual relationship between both building.”* As previously mentioned this application is in outline and design will be undertaken at the Reserved Matters stage and therefore is not the focus of this application. It is worth noting that the LPA Planning Officer did state in the pre-application response that *“... the proposal would have a pitched roof with a gabled end to the rear and this would be in keeping with the surrounding roofscape”*

5.66. As such in principal the proposed dwelling does not conflict with Principle 7.3. However this application is an outline application and final design will be a Reserved Matter.

- 5.67. **Principle 7.4** states that *“New residential development should reflect the spacing, heights and building footprints of existing buildings, especially when these are local historic patterns.”*
- 5.68. The LPA Officer’s pre-application response (pg.3) confirms that the proposals comply with 7.4
- 5.69. Furthermore, the LPA Planning Officer notes in the pre-application response that consideration needs to be given to the difference in heights between the new and existing properties and born in mind at design stage. As this application is an outline application and design is a reserved matter this is not a consideration at this stage of the process. However it can be noted that the choice of a 1.5 storey dwelling was done with this balance of ridgeline heights in mind.
- 5.70. **Principle 7.6** states that *“As a minimum, the Council will expect new housing development to comply with the national internal space standards.”*
- 5.71. The proposal is c.1800sqft over 2 storeys and is the equivalent of a 3 / 4 bed property. Therefore this proposal exceeds the minimum space requirements and there is no conflict with Principle 7.6
- 5.72. **Principle 7.8** states that *“Designers should use architectural detailing to create attractive buildings that positively contribute to the character and quality of an area. Buildings that employ architectural detailing that is unattractive, low quality or is not honest or legible will be resisted.”*
- 5.73. Design is to be dealt with as a Reserved Matter separate to this outline application.
- 5.74. **Principle 8.1** states *“new residential development should be provided with a reasonable degree of privacy to habitable rooms and sensitive outdoor amenity spaces. Developments which have a significant adverse effect on the privacy of neighbouring properties will be resisted.”*
- 5.75. The orientation of the proposed dwelling has been chosen to ensure that privacy to habitable rooms and sensitive outdoor amenity space is maintained. Final design, including placement of window, will be dealt with as a Reserved Matter separate to this outline application. Additional landscaping can be scoped in to further soften any potential views into neighbouring amenity space.
- 5.76. As such this outline application does not conflict with Principle 8.1

5.77. **Principle 8.2** states *“All habitable rooms in new residential development should maintain at least one main window with an adequate outlook to external spaces where nearby man-made and natural features do not appear overbearing or visually intrusive.”*

5.78. Design is to be dealt with as a Reserved Matter separate to this outline application.

5.79. **Principle 8.3** states *“The occupants of new dwellings should be provided with good quality daylight and sun access levels to habitable internal rooms and external spaces. Dual aspect dwellings are strongly encouraged. Where single aspect dwellings are proposed, developers should demonstrate how good levels of ventilation, daylight and sun access will be provided to habitable spaces. Single aspect residential units that are north facing should be avoided. Developments should not result in occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.”*

5.80. The proposal is for a dual aspect dwelling with outlooks onto the front and rear of the property. Final design, including window placement, is to be dealt with as a Reserved Matter separate to this outline application. Due to the detached nature of the proposed dwelling and its placement on the plot, there will be no loss of daylight and sunshine to neighbouring dwellings.

5.81. As such the proposal does not conflict with Principle 8.3.

5.82. **Principle 8.4** - Table 8.1 :

House size	Minimum standard/unit for outdoor amenity spaces facing predominantly south (sqm)	Minimum standard/unit for outdoor amenity spaces facing predominantly north (sqm)
1 bed	40	50
2/3 beds	55	65
4+ beds	70	85

Private outdoor garden spaces should:

- *Be roughly rectangular in shape;*
- *Screened by fences or walls to provide privacy;*
- *Receive direct sunlight;*

- *Able to accommodate bin and cycle storage;*
- *Not be heavily overshadowed by trees and tall hedges;*
- *Directly accessible from habitable rooms;*
- *Have level access from the home.*
- *Garden spaces that are separated from the dwellings they serve will generally be resisted.*

5.83. The proposed outdoor garden space meets the above criteria with bin and cycle storage shown on the Site Plan. Furthermore, both the proposed and the existing dwelling are well above the minimum requirements for outdoor amenity space.

5.84. As such this proposal does not conflict with Principle 8.4.

5.85. **Principle 9.2** *“All new residential development will be provided with meter cabinets and space for storage of cycles & bins in a manner that functions well and does not compromise the visual amenities of the building and street scene.”*

5.86. On recommendation by the LPA Officer in the pre application response, amendments have been made to the proposed Site Plan to include bin and cycle storage. They positioned in such away as to not compromise visual amenity of the building and their impact on the street scene is negligible.

5.87. As such there is no conflict with Principle 9.2.

5.88. **Principle 9.3 States that** *“New hardstanding areas will be expected to be constructed in porous materials and cover only the minimum space necessary. Hardstanding that is not designed as part of a soft landscaping scheme, or which results in a deterioration of the streetscene, will be resisted.”*

5.89. On recommendation by the Officer’s in their report, amendments have been made to the proposed Site Plan to ensure that hardstanding has been kept to a minimum, but with cars still able to turn and exit the site in a forward facing gear. Landscaping will be used to soften the scheme. There is no undue concern over deterioration of the streetscene due to the set back position of the plot and the proposed dwelling.

5.90. As such there is no conflict with Principle 9.3.

5.91. **The National Planning Policy Framework (NPPF) 2018**

5.92. Given that both the Local Plan and the Core Strategy were adopted prior to the 2019 Framework, Paragraph 213 is engaged, which states;

“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

5.93. However, it is important to also note that the proposals are considered to comply with the both the Local and Neighbourhood Plan and as such there is limited weight that the Framework can add. Equally given that the 2019 Framework is not a seismic shift in policy terms from the 2012 framework a deeper analysis is not considered necessary.

5.94. As such no further discussion of the Framework is considered germane.

6 Planning Balance Conclusion

6.1. The erection of a single dwelling on this site represents good use of an infill site and will secure one additional plot for the self build market. This will assist, albeit in a small way, the LPA meet its self build housing target.

6.2. There will be no undue pressure placed on the area and no harmful impact to its character. The access is safe within a 30mph speed limit zone and the plot allows for secure off-street parking. The site could not be reasonably described as one which is of any landscape importance and beyond views from the street itself the plot would read as a logical part of the street scene.

6.3. The new dwelling will not unduly harm the amenity of any abutting property and will not overlook any of these said properties beyond angled views.

6.4. There is little genuine harm arising from the scheme.

6.5. In preparing this application all relevant planning policy requirements have been taken into account. It is respectfully requested that planning permission be granted. Paragraph 11 of the NPPF expects proposals which accord with Plan policies to be approved “without delay”.

6.6. As such officers are invited to support the proposals and approve this outline application.

End of planning statement

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Mark Doodes MRTPI

markdoodesplanning.co.uk

Chartered Planning Consultant



cc. file, client

markdoodesplanning.co.uk