

Planning Statement

Site: Sweet Briar, Pinkuah Lane, Pentlow, CO10 7JW

Proposal: Proposed replacement dwelling

Date: April 2021

1.0 Introduction

1.1 This planning statement has been written and prepared by J Bell Design and Conservation to accompany an application for the replacement dwelling at Sweet Briar's, Pinkuah Lane, Pentlow. The proposed dwelling will be constructed for the applicant's family to live in, not a development project.

2.0 Description of the site

2.1 Sweet Briar is a detached bungalow located to the end of Pinkuah Lane. The bungalow appears to be of mid-20th century construction. Inspection of the property reveals it is dated in decoration and is suffering some subsidence in the southern most corner due to poor foundations. The bungalow is large in footprint and orientated width ways across the site. The internal area of the bungalow is 135sqm. The site is a large plot with a large amount of space around the existing dwelling. The plot extends to the East and includes a separate paddock with associated stables and outbuildings.



3.0 Proposals

- 3.1 The proposed replacement dwelling is 1.5 storey in scale, 4-bedroom dwelling. The appearance will be of a vernacular dwelling reflecting traditional forms and materials of the area.
- 3.2 The internal area of the proposed dwelling is 220sqm, however this is over 2 floors with reduced headroom to the 1st floor. The ground floor area is 118sqm, which is less than the existing bungalow. The comparison of footprint is indicated on the site plan.
- 3.3 The siting of the proposed dwelling is on the footprint of the existing house to ensure the pattern of built form to the lane is retained. The shape of the proposed dwelling results in more of the mass of the building being located to the rear, when compared to the existing bungalow, reducing the impact of width on the street frontage.
- 3.4 The scale of the proposed dwelling is 1.5 storey in scale. This better reflects the scale of dwellings along the lane which is mostly consists of 1.5 and 2 storey buildings. The neighbouring dwelling to the North is also 1.5 storey in scale and therefore the proposed dwelling reflects the scale and character of dormers and gables of Larksfield House.
- 3.5 The appearance and character of the proposed dwelling will reflect the setting of the site and the surrounding properties within the village.
- 3.6 The proposals also feature a cart lodge to the frontage. The proposed cart lodge is traditional in form and character and sited to allow for secure vehicle storage and turning of vehicles to allow to enter and exit the site in forward gear.

4.0 Planning Policy

- 4.1 The location of the site is within the village of Pentlow. The village does not have a defined settlement boundary, however, has a clear nucleus and cluster of buildings forming the village, or hamlet. The site is located on the edge but still considered within the boundary of the village.
- 4.2 Braintree District Council Local Policy RLP 15 is for Replacement dwellings in the countryside, which the site proposal falls within due to there being no defined settlement boundary.
- 4.3 The introduction to the planning policy states;

3.32 The replacement of dwellings in the countryside will be permitted in certain circumstances. The size and scale of any replacement dwelling should be commensurate with the original building. As a guideline this will be limited to the footprint of the original dwelling, plus no more than an additional 70 cubic metres. The Council will expect the design of replacement dwellings to follow locally distinctive architectural styles and special care to be taken with siting and landscape impact.

4.4 In response to the introduction to the policy, the proposed dwelling is lesser in footprint than that of the existing bungalow and the space reduced in footprint has been substituted for additional 1st floor area. The guideline refers to 70sqm. The proposed dwelling is larger than the guide, however the 1st floor space provided is not full height, being reduced at the eaves. The scale, character and appearance of the proposed replacement dwelling reflects the local vernacular.

4.5 The Planning policy continues to state the policy wording.

Policy RLP 15 Replacement of Dwellings in the Countryside

The replacement of an existing dwelling in the countryside will be allowed where all of the following criteria are met:

- 1. The existing dwelling is a habitable, permanent dwelling of conventional construction;**
- 2. The existing building is substantially intact;**
- 3. The size and scale of the replacement dwelling is compatible with the size and shape of the plot on which it stands;**
- 4. The replacement dwelling would not have a greater impact or be more intrusive in the landscape than the original dwelling by virtue of its siting, scale, height, character and design;**
- 5. The existing dwelling is not a building of architectural or historical value, which is capable of renovation.**

Replacement will also be permitted where an existing dwelling has been irretrievably damaged by fire, or other natural causes, subject to conditions 3 and 4 being fulfilled and an application for planning permission being made within 6 months of that damage occurring and there being no other constraints to its replacement.

4.6 In response to the policy wording;

1. The existing dwelling is a brickwork constructed dwelling and being lived in by the applicant and family.
2. The existing dwelling is wholly intact.
3. The plot is a large plot and the proposed dwelling comfortably sits within the plot with large distances to all boundaries.
4. The proposed dwelling is taller in scale than the existing dwelling, however it is substantially lesser in width, therefore substituting the width of the existing dwelling. The siting of the proposed dwelling is on the same footprint of the existing dwelling. The character and design reflect the location of the site.
5. The existing bungalow is of no architectural or historical value.

5.0 Conclusion

- 5.1 The existing bungalow requires renovation and its character and appearance have little relationship to the character of the village.
- 5.2 The proposed replacement dwelling aims to replace the bungalow with a more architecturally pleasing dwelling that better reflects the scale, appearance and character of the surrounding dwellings within the village.
- 5.3 Although the replacement dwelling will be taller in scale, it will be lesser in the width than that then existing bungalow, thus offsetting any impact.
- 5.4 The proposed cart lodge is in keeping with the character and appearance of the proposed replacement dwelling and buildings within the village.
- 5.5 It can be demonstrated that the proposed dwelling will comply with the local planning policy for replacement dwellings within the countryside, although the location of the site can be categorized as being on the edge, although still within the village of Pentlow.

Appendix A – Photos



Fig 1. Front elevation of existing bungalow



Fig 2. Larksfield. The neighbouring property to the north of the site



Fig 3. 2 Storey House Located to the West of the site.



Fig 4. Roseway, example of weatherboarding and render.



Fig 5. The Pinkuah Arms, 2 storey rendered building