

Planning Statement to support the erection of a dwelling and garage on land at Laurel House, The Village, Stockon on the Forest.

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1.0 Site Location and Description

- 1.1 The application site is forms part of the curtilage of Laurel House. Access is via a private drive from The Village. This serves Laurel House, the application site at Stockton Grange, which is a listed Grade 2. The application site is separated from Stockton Grange by a 2m high laurel hedge.
- 1.2 To the north west of the site, is No 76 The Village, whose western boundary abuts the means of access. The site of the former Methodist chapel (now replaced with a new detached 2 storey house known as No 76A The Village) adjoins the remainder of the western boundary.
- 1.3 The boundary to the north of the application site is well screened by a variety of trees within the application site. This screens the site from No 5 The Elms, part of whose rear garden abuts the application site. The remainder of the northern boundary of Elm Tree Farm House.
- 1.4 The southern boundary will adjoin Laurel House. This boundary is currently undefined.

2.0 Planning History

- 2.1 Planning permission 14/0434/FUL approved the erection of a dwelling on the site. This permission was subsequently renewed in 2017 under reference 17/00726/FUL. A detached garage with rooms in the roof for Laurel House was approved in 2016 under reference 16/02413/FUL.
- 2.2 Planning permission 18/01068/FUL approved the erection of a dwelling on this site, the design of which was amended by planning permission 19/01665/FUL.

3.0 The Application Proposal.

- 3.1 This application is in full, for the erection of a dwelling on land which forms part of the curtilage of Laurel House. The dwelling is sited so as to retain a minimum distance of 2m to the eastern boundary – though because of the way the boundary line runs, this increases to 4.8m along the proposed dwellings length. A distance of 6.2m is retained to the garage approved under permission 16/02413/FUL and 9m is retained to the boundary with 76A. The building as proposed is 24m long and 5.5m deep for most of its length, the exception to this is where the open plan kitchen/dining area is formed, where the building increases in depth to 10.5m for a width of 6m. For most of its length, the eaves height is 4.2m and the ridge height is 7.4m. Materials are to be agreed should planning permission be granted.
- 3.2 The garage is sited 1m from the boundary with 76A The Village, which at this point is defined by a 2m high brick wall. The garage will house 2 cars with a room over,

intended for use as a home office. The garage has a footprint of 8.6m x 6.8m and has a height to eaves of 2.4m and a ridge height of 6.3m. It retains 3.8m to the northern boundary.

3.3 Plans submitted with this application are prepared by Charlotte Kitchen Architect and comprise the following:

- 025TVSF 101a Location Plan
- 025TVSF 101 Site Plan as existing
- 025TVSF 201b Site Plan as proposed
- 025TVSF 202b Plans as proposed
- 025TVSF 203b Elevations as proposed
- 025TVSF 204 Elevations and sections as proposed

3.4 Charlotte Kitchen has also prepared a Design and Access Statement which is submitted with this application.

3.5 The proposed drainage strategy has been completed by Topping Engineers and drawing 18149-C-50 is submitted for consideration.

3.6 Given the sites location in a Conservation Area, a Heritage Impact Assessment has been prepared by Sarah Rodger. This examines the impact of the proposed development on the setting of the listed building (Stockton Grange) and the Conservation Area.

4.0 Planning Policy Context

National Planning Policy Framework (NPPF)

4.1 The National Planning Policy Framework confirms there is a presumption in favour of sustainable development which, for decision-taking, means approving without delay development proposals that accord with the development plan. Where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless: (1) any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or (2) specific policies in the Framework indicate development should be restricted.

4.2 The NPPF notes good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation,

originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

- 4.3 The NPPF advises that Local Planning Authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 4.4 When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, the more important the asset the greater the weight should be. The effect of an application on the significance of a non-designated heritage asset should be taken into account when determining applications
- 4.5 Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of listed buildings to enhance and better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution or to better reveal the significance of the asset should be treated favourably.
- 4.6 Section 38(6) of the 1990 Act requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. There is no development plan in York other than the saved policies of the Regional Spatial Strategy, which relates solely to the general extent of the Green Belt. These policies do not apply to this application because the site is not in the Green Belt.
- City of York Development Control Local Plan
- 4.7 The City of York Development Control Local Plan was approved for development control purposes in April 2005. Its policies are material considerations although it is considered that their weight is limited save for where in accordance with the NPPF.

- 4.8 Policy GPI relates to design and development proposals, confirming they should be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and local character; respect or enhance the local environment; provide/protect amenity space; protect residential amenity; accord with sustainable design principles; include refuse facilities; and include, where appropriate, landscaping.
- 4.9 Policy GP4A concerns sustainability and advises that all proposals for development should have regard to the principles of sustainable development.
- 4.10 Policy GPI5A relates to development and flood risk. It advises that discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses and long-term run-off from development sites should always be less than the level of pre-development rainfall run-off.
- 4.11 The issue of windfall sites is addressed through Policy H4A. It notes planning permission will be granted for new housing development on land within the urban area providing: it is vacant/derelict/underused or involves; infilling, redevelopment or conversion; has good access to jobs, shops and services by non car modes; and, is of an appropriate scale and density to surrounding development and would not have a detrimental impact on existing landscape features.
- 4.12 Policy H5A concerns the proposed development and the density of development that should be achieved. It notes that it must be compatible with the surrounding area and must not harm local amenity. Furthermore, development densities should aim to achieve, 60 dwellings per hectare in city centre, 40 in urban areas and 30 elsewhere.
- 4.13 Policy NEI relates to development which could have an impact on trees, woodlands and hedgerows, which are of landscape, amenity, nature conservation, or historic value. It confirms they will be protected by: refusing proposals which will result in their loss or damage. When trees are to be removed, appropriate replacement planting should be proposed to mitigate any loss.

- 4.14 Policy T4 concerns the provision of cycle parking standards It seeks to promote cycling and states that all new development should provide storage for cycles in accordance with the standards in appendix E of the Local Plan.
- 4.15 Policy HE3 covers development in Conservation Areas. Development proposals will be permitted where there is no adverse effect on the character and appearance of the area,
- 4.16 Policy HE4 relates to development which affects Listed Buildings. It advises consent will only be granted for development in the immediate vicinity of listed buildings where there is no adverse impact on the character, appearance or setting of the heritage asset.

Emerging Local Plan Publication Draft 2018

- 4.16 The Regulation 19 consultation on the Pre-Publication Draft 2017 is now complete. The emerging Local Plan policies can only be afforded limited weight at this stage of its preparation, in accordance with paragraph 216 of the NPPF. However, the evidence base that underpins the proposed emerging policies is capable of being a material consideration in the determination of the planning application.
- 4.17 Policy D1 'Placemaking' development proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.
- 4.18 Policy D2 'Landscape and setting' sets out the requirements for developments in relation to landscaping and the character of the city's special qualities in terms of setting.
- 4.19 Policy H3 'Balancing the housing market' requires that proposals for residential development include a mix of types of housing which should be informed by the SHMA. Policy GI2 – Biodiversity and access to nature
- 4.20 Policy ENV3 'Land contamination' requires applications to be accompanied by an appropriate contamination assessment where the site may be affected by contamination or the proposed use would be particularly vulnerable.

- 4.21 Policy T1 'Sustainable access' refers to the need for development to minimise the need to travel, provide suitable access for all and to promote more sustainable modes of transport.
- 4.22 Policy D4 seeks that new development is designed to preserve and enhance the character and appearance of the Conservation Area
- 4.23 Policy D5 relates to Listed Buildings. It acknowledges proposals will be supported where applications are accompanied by an appropriate, evidence-based heritage statement that assesses the significance of the building.

5. Analysis

Principle of Development

- 5.1 The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The application site is in a sustainable location within the settlement limit of Stockton on the Forest and with good access to public transport and local services. Whilst the site is used as a domestic garden, its size in relation to the host house is large.
- 5.2 The principle of development of sites for the erection of one dwelling has been established. That permission remains capable of implementation and therefore the principle of the residential development of the site remains sound.

Impact on Heritage Assets

- 5.3 The Heritage Impact Assessment considers the impact of this proposal on Heritage Assets in the locality. These are defined as the Conservation Area, Elm Tree Farm House and Stockton Grange – with both of these buildings being listed. The conclusion to the HIA is set out below for ease of reference:
- The siting, design, massing and scale of the proposed single dwelling and garage have responded positively to the architectural precedence of Stockton Grange.
 - Articulation of elements has broken up the massing of the proposed dwelling and garage and has resulted in an organic development which is deliberately subservient to the Stockton Grange, safeguarding it as the primary architecture within the vicinity.

- The visual relationship between the Grange and this parcel of land has already been firmly severed by the introduction of an established boundary along the north east boundary of Stockton Grange and the bisection of the land by the driveway and gateway to Laurel House. The remaining land to Stockton Grange remains generous and it is considered that this land provides an appropriate spatial setting for the heritage asset. Furthermore, Stockton Grange has an intended village setting and therefore, the expected scope of grounds should be considered in this context rather than a rural setting whereby more extensive grounds would be expected.
- The new developments position in relation to the Methodist Chapel and no. 76 The Village reinforces its relationship with this established built context rather than in relation to Stockton Grange, and in this environment the new development is credible in terms of established urban grain and as a consequence the character and appearance of the Conservation Area and the impact on the setting of the listed buildings.
- The development respects adjacent buildings and has appropriate regard to scale, proportions, detail and materials. It has been designed with reference to its surroundings and enhances the character and appearance of the Conservation Area. It is considered that the proposal will not have an adverse impact on the character, appearance or setting of the heritage asset.

5.4 In view of this conclusion, it is considered the proposal accords with Policies D3 and D4 of the emerging local plan.

Impact on the amenities of adjacent occupiers.

5.5 The NPPF and emerging local plan policies require consideration be given to the amenities of adjacent occupiers. With respect to the level of privacy afforded the occupiers of Stockton Grange, the that building is over 20m away at its closest point. The closest point of any first floor window to that of Stockton Grange is that which serves bedroom 2. However, this windows remains 24m away from Stockton Grange. The typical distance to achieve to avoid over looking or loss of privacy is 21m. Against this background the proposal would not give rise to over looking or loss of privacy between the proposed dwelling and Stockton Grange.

5.6 With respect to the impact on No76A The Village, the dwelling maintains a distance in excess of 13m between its rear elevation and that of the side elevation of the proposed dwelling. The dwelling at No 76A and its relationship with the boundary is shown on the photograph below:



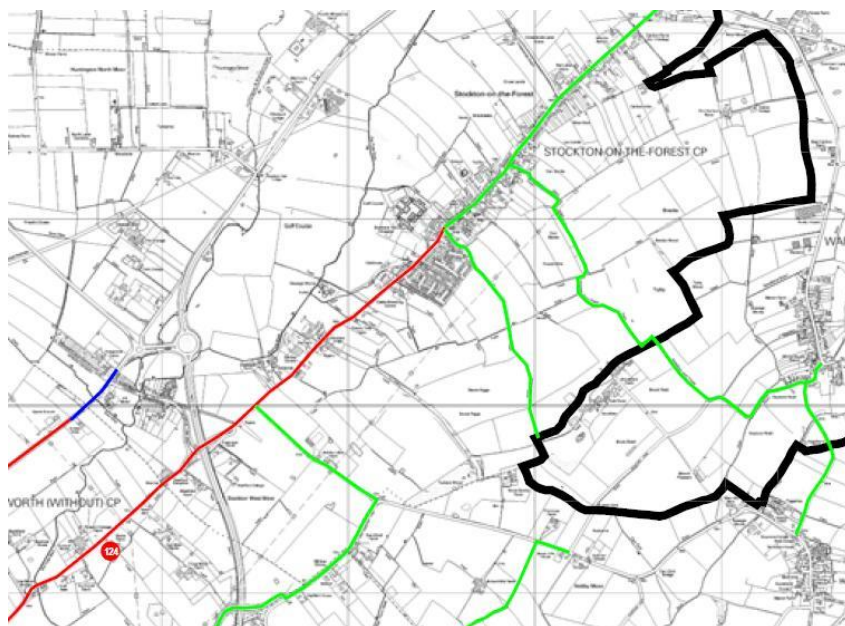
- 5.7 The detached garage to the proposed house serves to break up any view of the proposed house. The occupiers of No 76A will be screened from the proposed house and garage by the existing brick wall. The maximum height of the garage is 6.3m and this is reached at a point 4.5m away from the boundary. This relationship is considered acceptable. The first floor window to the western gable (seen left on the photograph above) does have some limited potential to overlook the garden of the proposed dwelling. However, this can be mitigated by planting adjacent to the application boundary.
- 5.8 The amenity of the future occupiers of the dwelling have also been considered. There is a possibility that light penetration from vehicles travelling to Laurel House would impact on the windows in the south elevation of the proposed dwelling. The scheme accommodates planting along the boundary with the access road to Laurel House, to address this issue.
- 5.8 The garage approved under planning permission 16/02413/FUL effectively screens the proposed development from Laurel House in order that the amenities of the occupiers of this house are protected.

Drainage

- 5.10 Topping Engineers have produced plan which shows foul water will be disposed to via a new connection to an existing outfall from Laurel House. Surface water will be taken from the roof and dispersed onto porous areas – as previous percolation tests have proved successful.

Sustainability Statement

- 5.11 The requirements of Policy GP4A of the Local Plan are explored in the document Sustainable Design and Construction Interim Planning Statement. The addendum to this document advises that for development proposals of 10 dwellings or less there is no need to demonstrate compliance with the Code for Sustainable Homes Level 3 or how renewable technologies will be employed to generate at least 10% of the energy requirements of the site.
- 5.12 However the validation requirements of the Council require consideration of the impact the development will have when assessed against the Interim Planning Statement on Design and Sustainable Construction issued by the Council in 2007 sets out a list of criteria for developments to address. Criterion (a) states that proposals should provide details setting out the accessibility of the site by means other than car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists. Bus routes which pass through Stockton on the Forest include the 840, 843, 844, 845 and X45. These services provide access to Leeds, York, Malton, Scarborough, Bridlington and Pickering.
- 5.13 The figure below shows the acknowledged cycle routes in proximity to the site. The green line denotes an existing route from the City of York Council Cycle Network Map (around 1996/1997), whilst the red route shows Network Link No 124 allows a route directly into York.



5.14 Criterion (d) requires development to be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City. The issue of the design of the proposed dwelling is addressed above.

6.0 Conclusion

6.1 This application is submitted in full, for the erection of a dwelling and detached garage on a site where previously, planning permission has been forthcoming for a similar form of development.

6.2 Notwithstanding the proposed changes, the scheme is considered to accord with the principles of development outlined in the National Planning Policy Framework. The setting of the listed building at Stockton Grange has been respected and the impact of the development on other

6.3 No adverse impacts have been identified which would preclude planning permission being granted.