

PLANNING STATEMENT
APPLICATION FOR FULL PLANNING PERMISSION FOR TWO STOREY DWELLING
ABBEY BOTTOM FARM, HARWICH ROAD, WIX - 1631/PS

This application for full planning permission is to replace lapsed planning permission granted 28th July 2017 - 17/04479/DOM/A, following appeal. I have been told by a member of your team, that it is not possible to re-instate the original planning permission, so this is a new application. The original planning permission also included the replacement of two mobile homes, **(which no longer exist)** with a 2 storey dwelling. As nothing has changed since the previous application, except the replacement of the two mobile homes, I shall be utilising the original documents which were submitted in 2017, from which Full Planning Permission was granted. I am enclosing a copy of the planning permission agreement letter.

Constraints

Flood zone 2/3 cuts across a large proportion of the site - including the existing farmhouse. The proposed replacement for the existing caravans is therefore sited to the rear of the site outside of the flood zone for safety purposes. There is safe access/egress achievable in the event of a flood to the north of the site. A flood risk assessment accompanies this application.

The settlement development boundary indicated on the draft Local Plan map extract no. 40 indicates that the settlement line includes the application site. It is appreciated that this is the proposed submission draft and is not yet adopted but it has been out to public consultation and generally positively received. Therefore some weight can be given to the content, particularly as it complies with the National Planning Policy Framework 2012. In addition to the red settlement boundary line the site is adjacent to the built form of development on the northern side of Wix Road to the east of the application site.

Development proposed

The proposed new dwelling has been sited outside of the flood zone but forming a courtyard arrangement with the existing dwelling. Both dwellings will be served by the same unmade access, (its unbound surface is permeable to aid in the the event of a flood risk) which will be extended to reach the new dwelling. Although logically a new dwelling would be sited towards the front of the site, this is not possible with the flood zone as it exits. The overall footprint of built development on the site is similar to that existing, and the design of the new dwelling is in keeping with the surrounding new build develop on adjacent land.

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The new dwelling will have a total floor area of 150m² and will have two floors with three bedrooms one on the ground floor and two on the second floor. There will be living accommodation on the ground floor. The two storey dwelling will be brick built with weather boarding as illustrated on drawing no. 1631-01A with a slated roof. The existing dwelling on the site has a mansard roof form that is slate hung with a rendered ground floor, this unit is not particularly attractive and therefore the current proposal is seeking to enhance the appearance of the site by not repeating this form or style of development. The proposed dwelling is very much of the Essex vernacular and will be constructed with good quality materials that reflect this style of development.

There are no issues having regard to neighbour impact with the location of the dwelling as proposed. Views of the dwelling will be mitigated from Harwich Road with existing trees and the setback proposed. Additional planting could be provided if considered necessary. To the rear views would be limited given the limited public access.

Proposal in relation to policy

This section has reference to the TDLP Proposed Submission Draft 2012 as this has been well received following public consultation and has been written post-NPPF, it is therefore assumed to be compliant with the NPPF. As such sustainable development is to be promoted and supported unless specific planning policy dictates otherwise. In this regard, the site complies with policy SD1: presumption in favour of sustainable development, particularly as the development will improve the social and environmental conditions of the occupiers of Abbey Bottom Farm.

Policy SD2: refers to urban settlements, the application site is not within an urban settlement having regard to this policy but is a key smaller rural settlement having regard to policy SD4. As such, after 31st March it is envisaged that each of these settlements can accommodate a 6% increase in housing stock. In this instance there is a residential unit on site so it is debatable whether the new unit would have to be included in this calculation for future reference. The applicate site is within the identified settlement boundary where such development can take place.

Policy SD5: Managing growth explains that boundary lines have been drawn beyond the extend of existing built development in specific locations to allow planned settlement growth - it would appear that this is why the settlement line extends to include Abbey Bottom Farm.

However, realistically having taken account of the flood zone there is a limit to the area of land available to be built upon. The proposed new dwelling is considered to comply with the requirements of these policies.

Policy SD9: design of new development is a detailed policy separated into three parts.

Part A: Design - this requires new buildings to be of a high standard of design that maintains or enhances local character or distinctiveness, in this instance the proposed new dwelling of a high standard of design that does enhance the appearance of the area. The dwelling relates well to its surroundings, the scale and massing has been specifically designed to relate to the existing dwelling on the site and the general character of development in the rural settlement.

Part B: Practical requirements - the access to the site utilises the existing from the highway with a driveway extension (of permeable material) to serve the dwelling. The dwelling has been designed to meet the needs of the future occupiers and to facilitate my son's responsibilities with regards to myself who occupies the farmhouse.

Part C: Impacts and compatibility - the dwelling as proposed has no materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties, there will be no increase in vehicular movements as the occupiers of the new dwelling already live on the site. Any impact would be through the construction phase which would be limited and not on-going. There is no risk of harm to health or safety arising from any pollution from an existing or proposed use near the site

The proposal is considered to comply with the detailed requirements of policy SD9.

Policy PE04: of the draft local plan requires a 3-bed houses to have a minimum floorspace of 96sqm, the proposal has 150sqm and therefore complies with this requirement. The amount of private amenity space available must be at least equal to the floor area of the dwelling, this is achievable on this site. Driveway area equivalent to one parking space per bedroom. Two parking spaces are illustrated at the end of the long driveway that can easily accommodate more car parking if necessary. The proposal therefore complies with the requirements of Policy PE04.

Policy PLA1: development and flood risk, this policy requires a sequential test to be carried out which locates development outside of flood zones in the first instance. The development proposed has been specifically located outside of the flood zones for safety reasons and therefore complies to this policy.

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Conclusion

The site is included within the settlement boundary limit of Wix as an area for potential residential development. The new dwelling has been specifically designed to relate to its site and surroundings and to be safe by virtue of its location outside of the identified flood zone. The design of the new dwelling is typical of other dwellings in the area.

The dwelling will provide much needed private accommodation for family members who provide a service helping with the care of myself, who occupies the main farmhouse on the site. There will be no increase in the number of households living on the site as the proposed occupants of the new dwelling currently live in the existing dwelling.

The design of the new dwelling is of a style that reflects the local vernacular and the materials used in the construction will be of a high standard to ensure that the dwelling has an enhancing effect on the character of this area of Wix. The new dwelling has been demonstrated to comply with draft planning policies and the NPPF. As this application is to renew a previously granted planning permission, it is requested that this planning permission be granted.