



stevenjamesallen

PLANNING STATEMENT

LAND ADJACENT TO THE BUNGALOW, LOWER STREET, STANSTEAD,
SUDBURY, SUFFOLK, CO10 9AH

PROPOSED ALTERATIONS TO PLANNING PERMISSION FOR THE
ERECTION OF REVISED 1.5 STOREY DWELLING
REF: DC/19/04956

(WITH ASSOCIATED PARKING AND NEW VEHICULAR ACCESS
ALREADY APPROVED BY SUFFOLK COUNTY COUNCIL AND BOOKED IN
FOR INSTALL).

INTRODUCTION:

The site in question was granted planning permission on 7th January 2020 for a large 4 bedroomed one and a half storey dwelling. The property was finished using painted render, brick plinth and areas of boarding.

My client's requirement was for an individual designed bespoke property with converted barn type influences but with large areas of glass to the rear to take advantage of the amazing views.

The original footprint area was approximately kept and the height of the proposal reduced including a reduction in depth to reduce bulk.

SITE APPRAISAL AND DESIGN PRINCIPLES:-

The Application Site, 'The Bungalow', fronts Lower Road and sits in 0.25 hectares and has a large underused parcel of superfluous private amenity to the north of the 'host' dwelling which is surrounded/screened by mature

trees/hedging. 'The Bungalow' is served by an existing Vehicular Access / Drive off Lower Road.

The Application Site is situated approximately 100m from the Stanstead Built up Area Boundary and sits within a residential area by properties with mixed designs and materials.

The attached application is for the Local Authorities consideration for the erection of a 1.5 Storey Dwelling to the side garden.

Following appraisal of the site, a sketch scheme was prepared for 2 No semi-detached dwellings for submission to the LPA. A duty pre-app enquiry was registered under DC/18/04282 and Lynda Bacon was the LPA Officer. Response from the pre-app :- The pair of semi-detached dwellings would likely to be resisted, however and amended scheme for the provision of a single dwelling would be considered more favourable in design terms.

The proposed development demonstrates satisfactory provision of amenity, design, environment and highway criteria and is of no material detriment to the character to its surroundings. The building will be of a barn style.

The development will provide a high standard of design using traditional materials in a design form that will be harmonious with adjacent buildings and the topography of the site and area.

Documents enclosed with this application are as follows:-

1. Drawing 100
Site Location Plan.
2. Drawing Number 01
Existing Block Plan
3. Drawing Number 02
Proposed Block Plan
4. Drawing Number 03
Proposed Ground Floor Plan
5. Drawing Number 04
Proposed First Floor Plan
6. Drawing Number 05
Proposed Elevations
7. Drawing Number 06
Existing & Proposed Street Scene.

SCALE / AMOUNT

The Application Site has a site area of 0.14 hectares.

The one and a half storey element has been chosen to reflect the surrounding properties and is sympathetic in design, mass and scale to the character of the surrounding area with its barn like front appearance from the front and side elevations but with a more glazed rear elevation to make the most and benefit from the amazing views and vista at the rear of the site.

The Proposed Dwelling has the following areas / parameters :-

Floor Area – 254m square metres. (2.83m² more than previous application).

Ridge Height – Dwelling (from DPC) – 7.525m lower than previous application by 176mm

Ridge Height - Garage (from DPC) – 4.177m lower than previous application by 323mm

Width – 18.229m (426mm less than previous application including chimney)

Depth – 10.5m (2.9m less than previous application)

LAYOUT

The proposed revised building has been positioned to be away from the existing main sewer and yet no further forward on the site than the scheme given approval previously.

As with the previous scheme neighbouring amenity is not to be unreasonably compromised and/or affected and the proposal should not unreasonably overlook or overbear. It shall not appear cramped with large visual gaps retained either side and between the dwellings.

APPEARANCE

The proposed elevations clearly show that the new dwelling has been sensitively designed in accordance with local design guides to create a high standard of layout/design and avoids any impact on the surrounding area.

The proposed construction materials would be comprised of a mixture of painted render, dark stained boarding and soft red brick plinth, slate, black painted aluminium windows and doors.

The areas of hardstanding would not adopt an overly urban appearance due to using gravel as the main permeable driveway finish.

The proposed fenestration including minimalistic front dormers and areas of heavier glazing on the rear would adopt an overall balanced and proportionate appearance similar in scale and bulk as that previously approved on the site.

The building has also been carefully designed to give architectural value in relationship with its surroundings.

Use of traditional materials (prevalent in the locality to reflect local distinctiveness and detailing shall enhance the site.

HARD/SOFT LANDSCAPING

The proposed layout and specification should ensure protection of existing assets for the long term and enhancement of the locality, therefore a sensitively designed landscaping scheme will be designed (to be submitted and approved by the Local Authority) to help compliment the setting of the development.

Existing Hedging/Trees will remain to the North and West Boundaries to reduce the impact on the surrounding area.

HERITAGE ASSETS

The nearest Listed Buildings to the Application Site include :

- Brambles which is located approximately 30m to the north of the site
- Oaklands which is located approximately 130m to the north of the site.

These listed buildings appear to have been listed due their historic and rural vernacular. There would be no direct impacts on any heritage designations. The only consideration would be the indirect impacts on the settings of these heritage assets.

Given the proximity to the heritage assets and that the proposed site is well screened with the option of further landscaping, it is unlikely that there will be any significant impacts on any heritage designations. In addition, the proposal reflects the historic rural character of the existing settlement and being sensitively designed with regards to the historic core. There is therefore little impact upon the setting of the identified heritage assets.

SUSTAINABILITY

Sustainability is a key aspect of this proposal.

The site is located within practical distance of the core of the village with a footpath for most of the distance (verges elsewhere). The site similarly close to a recently developed new dwelling approved under B/16/01044 which the LPA deemed as sustainable in that case.

Therefore the site has pedestrian/cycle/scooter access to the village services and amenities. It is close to local bus services (approx. 300m away) and supermarkets will deliver to site.

Air –source heat pump, PV tiles and a woodburner to the principle living space shall ensure optimum comfort and environmentally balanced living. The new dwelling will have an appropriately sited electric vehicle charging point.

The Garage is large enough to store electric scooters and/or bicycles to ensure healthy/non-polluting alternatives are readily available for short /village journeys. An electric car charging point will be supplied in the garage.

Lighting of the development shall be LED or ‘solar’ powered only with PIR timer controls (no floodlight) to ensure minimal environment cost and minimal disruption to the biodiversity during the hours of darkness.

Sustainability issues have been considered within this scheme and appropriate design, specification and construction are to be included in the development.

All elements of the external envelope will be designed to achieve ‘U’ values lower than the current Building Regulations.

Low energy fittings to reduce CO2 emissions including grade ‘A’ appliances, high efficiency boiler and economic heating will be included.

Low water usage toilets and sanitary fittings will be incorporated.

Insulation materials will be zero o.d.p. rating.

Locally sourced materials will be specified.

ACCESS

It is proposed to incorporate a new Vehicular Access to serve the new Dwelling to Suffolk County Highways Standards/Approval. This has already been applied for and approved with the council.

A mobility ramp will be provided to the principle access to the new dwellings. All principle internal doors will be specified at 838mm (2’9”) wide. Corridors will be kept to a minimum and the bathroom will be designed to meet and further the requirements of Part M of the Building Regulations, to ease access to the dwelling for disabled users as well as the general public.

OTHER CONSIDERATIONS

Foul Water –

A new connection is proposed to the existing AWA Foul sewer to the rear of the site.

Surface Water –

To new on-site Soakaways.

Flooding –

The Site is not at risk of flooding from rivers as indicated within the attached Environmental Search Report submitted with the previous recent application.