

PLANNING STATEMENT

PROPOSED CONSTRUCTION OF REPLACEMENT DWELLING FOLLOWING DEMOLITION OF THE EXISTING DWELLING AT 72 THE DROVE, BARROWAY DROVE PE38 0AJ



The existing dwelling

General

The fabric of the existing building, inside and out, has reached the end of its lifespan and the accommodation provided is well below today's standards. Energy performance of the building is very poor and services outdated. It has been decided, therefore, that the best option is to demolish the existing dwelling and build a replacement, which can be built to today's standards and incorporate flood resistance. There is nothing of architectural or historic value in the property.

The site has a residential use and there are no contamination issues. A brief report is included with the application.

Ecological issues: The site is not considered notable for any protected or faunal species and is of limited botanical interest. The existing dwelling is not suitable habitat for bats, owls or birds. The proposed development is unlikely to negatively impact upon any protected species.

Access:

Vehicular access exists off The Drove and will be retained, together with the existing parking and turning forecourt in front of the dwelling.

The parking and turning area will include an area suitable for wheelchair use and the main entrance doors will have a level access threshold to be accessible to all.

Policy & Design:

The proposal will accord with SADMP PolicyDM5–Replacement of Dwellings in the Countryside.

Although the existing dwelling is single storey, it is not possible to replace it with a dwelling of similar height because Environment Agency requirements insist upon all bedroom accommodation being located on a first floor and specific ground floor level, to avoid flooding risk. The new dwelling has, therefore, been designed as a room-in- the- roof building, with all bedrooms upstairs.

Care has been taken in the design, to overcome any negative impact on the residential amenities of neighbouring properties.

The dwelling has been designed following the local vernacular in terms of scale, proportions, fenestration and materials. It is considered that the proposed dwelling will not only preserve but also enhance the character and appearance of the area in which it sits.

The new dwelling is designed with excellent fabric insulation standards and sustainable materials and heating/hot water will be provided by an Air Source Heat pump.

Garden areas and boundary treatments will be retained as existing. Tree, shrub and garden planting will be left to the discretion of the property owner.

Mike Hastings Building Design

18th November 2021