

PLANNING JUSTIFICATION STATEMENT

RELATING TO

**THE ELMS, ALDWINCLE ROAD, STOKE DOYLE,
NORTHAMPTONSHIRE
PE8 5TG**

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1. Introduction

This Statement has been prepared in support of an outline application for the erection of a replacement dwelling, on the site of The Elms, Aldwincle Road, Stoke Doyle PE8 5TG. This Statement has been prepared on behalf of the applicants Mr & Mrs R Knight, in support of the application and seeks to provide specific justification for the proposal in line with National and Local Planning Policy.

2. Site Description

The application relates to The Elms, which is situated to the south of the village of Stoke Doyle and fronting the western side of Aldwincle Road. Immediately to the south lies another residential property known as Springfields. The property is a bungalow of part stone and part rendered brick construction, under a pitched concrete tiled roof. The property has its own private driveway off Aldwincle Road with a self contained garden which provides space for parking. The bungalow also incorporates an integral covered car port.

The site itself is broadly rectangular in shape, and has an area of approximately 600 sq metres (0.15 acres). In addition to the bungalow, within the site there is a small timber outbuilding. There is landscaping along the southern boundary between the existing bungalow and Springfields to the south.

3. Development Proposals

It is proposed that the existing bungalow be demolished and a replacement dwelling be built in its place. The existing dwelling is in basic/poor condition and it is considered more economic to replace the property with a new dwelling built to a modern and energy efficient standard.

The application is submitted in outline form, with all matters reserved for later approval, although it is anticipated that the new dwelling will utilise the existing entrance point and will be sited broadly in the same position as the existing bungalow.

4. Background

The property was initially consented in 1962 and was built at the time to house a worker employed on the adjoining agricultural holding. Whilst initially occupied for this purpose, the employed farm worker ceased to work on the holding following an injury



lay off but continued to occupy the property for many years after until his death in 2018. His widow then remained in occupation until the following year when she died and the property has been vacant ever since. The property serves no role on the farm and has not done so for over 40 years having been occupied by someone not engaged on the holding. The property has fallen into poor repair following the death of the last occupant and has suffered a ceiling collapse following a water leak. It was originally built to a standard suitable for its use at the time but is now of a standard unsuitable for modern occupation and fails to meet basic Energy Efficiency ratings

5. Planning Policy

National Planning Policy guidance is set out in the National Planning Policy Framework 2021 (NPPF). The guidance seeks to encourage planning decisions which support sustainable development. Whilst the guidance specifically states at paragraph 80, that Local Planning Authorities should avoid new isolated homes in the Open Countryside, there are special circumstances, where this will be appropriate and includes *“where the development would reuse redundant or disused buildings and lead to an enhancement of the immediate setting”*.

Local Plan policy is currently set out in the Rural North, Oundle and Thrapston Plan (RNOTP) which was adopted in July 2011, and this incorporates a policy dealing with replacement dwellings in the Open Countryside. Policy 24 sets out criteria for assessing the suitability of replacement dwelling applications. The four criteria specified are:

- a) The original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a “new” dwelling.
- b) The original dwelling is not a temporary or mobile structure
- c) The replacement dwelling is located within a site boundary of the original dwelling and
- d) The replacement dwelling is of a size, scale and mass similar to the original dwelling.

The policies of the RNOTP are to be replaced by a new Part 2 Local Plan which is currently at Examination Stage. Policy EN6 of the Plan, is a similar criteria based policy in respect of Replacement Dwelling applications and requires proposals to meet the following six stated criteria:

- a) The original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a ‘new dwelling’ (a structural survey will be required where any signs of dereliction or disrepair is seen or the building has been unoccupied for some time);
- b) The original dwelling is not a temporary or mobile structure;
- c) The replacement dwelling is located within the site boundary of the original dwelling;



- d) The replacement is of a size, scale and massing similar to the original dwelling, and the footprint and floor space should be a similar amount to the original dwelling;
- e) Where an existing dwelling is considered too small for modern living standards, the floor space may be increased, however this should not be to the detriment of the open countryside or character of the area; and
- f) The design, materials and layout of the replacement dwelling should be sympathetic to the surrounding area by preserving and/ or enhancing the immediate setting and the wider character area

6. Justification

The proposal seeks the replacement of a dwelling in the open countryside in line with policies of the adopted Local Plan and consistent with National Planning Policy Guidance. The dwelling was built in 1962 and has reached the end of its practical life having been occupied by the same family for nearly 50 years. The new dwelling will be built to a modern standard employing current energy efficiency measures.

The dwelling was occupied up until 2019, and was already requiring refurbishment at the time. With the onset of the COVID pandemic, proactive action to bring the property back into occupation has not been possible and in that time the condition of the property has deteriorated, being particularly affected by a water leak. It has now been identified that it would be more economic to replace the dwelling to ensure that it meets modern standards rather than seek to retrofit what was already a substandard property.

The application is presented in outline form, with all matters reserved for later determination. It is acknowledged that decisions regarding scale, size and massing will need to be determined in line with policy at reserved matters stage, but the intention would be to adopt of sensitive design solution for what is an open countryside location. The existing mature aspect of the site will help assimilate a new dwelling into its setting. The proposals complies in all respects with the relevant criteria of Policy 24 of the adopted Plan and Policy EN6 of the emerging Plan.