

**Proposed replacement dwelling with associated works at
'Staindrop', New Inn Lane, Bartley, SO40 2LS**

Location / Site

The application site is located in Bartley, on the southern side of new Inn Lane, accessed from New Inn Road to the South of the A336 within the parish of Copythorne.

New Inn Lane is an adopted road with no pavement, all dwellings with the exception of the application site are set sufficiently into the plot to allow for frontage car parking, which given the narrow road width and lack of pavement is necessary.

The site is relatively flat and the existing building occupies the majority of its width, with a small side access gate to the eastern side.

Proposal

The application comes forward following an approved scheme for replacement dwelling under 05/86155 and 06/90494.

The approved dwelling as noted above was detached with a gable frontage but was sited much closer the highway and neighbouring dwelling at 'Cobtree House'. The new proposal looks to introduce a dwelling which, with its hipped roof form, has a better relationship to the lane.

The proposal also allows for parking / turning on site which is a betterment over the existing dwelling and approved scheme.

The existing dwelling is of limited merit; the proposed introduces a dwelling which picks up on the styling in the area to add interest to the street creating a home suitable for modern day family living.

Use

The existing use is C3 Residential and no change is proposed.

Amount

The site area is 270sq/m, no change is proposed to the density. The existing dwelling has a footprint of 80 sq/m; the proposed dwelling has a footprint of 59sq/m, this reduction allows for parking and additional planting.

The existing dwelling is classed as a 'small dwelling' and so the proposed dwelling has a floor area under 100sq/m as demonstrated on the application drawings.

Design / Scale

New Inn Lane and the wider area around the application site has an eclectic mix of architectural styles. The lane itself has examples of both hipped and gable fronted dwellings with variations of red brick, hanging tiles and render.

A simple form has been chosen which is reflective of those seen in the area. The dwelling is wider, but shallower than that as previously approved, this reduces its overall height. The frontage and rear hipped roof form reduces its bulk further.

Rather than opt for pastiche design and materials such as hanging tiles, the use of charred timber cladding and grey windows is a modern take on the 1960s detached houses with horizontal emphasis found locally. This helps the building sit within its surroundings whilst contributing positively to the built form with Bartley.

Amenity

Whilst the proposed dwelling is set back further into the plot to allow for frontage parking, the shallower footprint still allows for a private south facing amenity area similar to that of the existing and approved.

Parking

The proposed scheme has been considered, to provide parking and turning area on site. This is a betterment over the existing layout and allows on site parking for 2 cars.

Access

Pedestrian access into the dwelling is unaltered and a central front door with level access is provided. Vehicular access is retained to allow car parking on its frontage with 6 meter turning area.

Biodiversity / Ecology

The proposed scheme shows additional planting areas, these will be berry rich / fruiting to help encourage wildlife.

Bird boxes, bat boxes and bee bricks are all to be fitted within the fabric of the building as shown on the application drawings. An insect tower is positioned in the rear boundary amongst additional planting.

No loss of planting occurs as a result of the development.

The existing building has upvc gutters, eaves and fascia, these are in good order with no visible cracks or openings.

Sustainability

The existing dwelling is dated and has an EPC energy rating of 'D' which is not energy efficient. The proposed dwelling will be built to modern day building standards with high levels of insulation and low energy appliances. The use of PV panels will be investigated during building regulation stage.

The use of water butts will reduce surface water run off, these will be used on the dwelling and on the proposed shed, located in the rear amenity area.

Materials will be sourced from sustainable suppliers and workforce will be local where possible. Refer also to submitted Sustainability Statement.