

Planning, Design and Access Statement

Client: Ritchie and Ritchie

Proposal: Replacement Dwelling

Location: Yew House, Old Hall Drive, Elford, Lichfield B79 9BZ

February 2022

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1. Context

- 1.1. This statement is to accompany an application for planning permission for a replacement detached dwelling.
- 1.2. The purpose of this statement is to establish planning policy, provide an assessment of the principle of development, assessment of the design and impact on character and impact on amenity as required by relevant legislation and detail the design and access considerations.

2. Details

- 2.1. The site is located within a group of established dwellings fronting Old Hall Drive to the south of St Peters Church and north of the River Tame, served by a gated access drive.
- 2.2. The proposed accommodation comprises an open plan arrangement of a living room and kitchen with additional lounge and dining room plus a study and utility room with 5 bedrooms and bathrooms above and home gymnasium.
- 2.3. The proposals are for a dwelling that meets the highest standards of sustainable construction in sympathetic brickwork and tiles and is an attractive bespoke design in keeping with the established and varied character of the street.
- 2.4. Associated parking is provided with a new access at the front leading to parking spaces within the site and new hard and soft landscaping is to be included with private and enclosed front and rear gardens.
- 2.5. The site is within Elford Conservation Area.
- 2.6. Due to its proximity to the river Tame, it falls within the Central Rivers Initiative zone.

3. Planning Policy

- 3.1. The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and the Lichfield District Local Plan Allocations (2019) *The emerging Local Plan 2040, has yet to be submitted for its examination it is suggested that very limited material weight can be given to the policies.*

- 3.2. Having given due consideration to the development plan for the area and national planning policies, the proposed development will be appropriate in planning terms being an infill site in a sustainable location.
- 3.3. The relevant Planning Policies in this instance are in relation to the environment, as well as policies for housing and general development and design.

National Guidance: National Planning Policy Framework 2021

- 3.4. The most up to date policy is that in the National Planning Policy Framework (NPPF) of 2021. Combining previous planning policy guidance and statements, this is now the most up to date policy and must be taken into account when determining planning applications. Its main theme is a presumption in favour of sustainable development.
- 3.5. Section 5 deals with housing and states that housing applications should be considered in the context of the presumption in favour of sustainable development. Rural housing should be located where it will enhance or maintain the vitality of rural communities.
- 3.6. Section 11 promotes an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 122 refers to appropriate densities taking into account the prevailing character and setting and the importance of securing well-designed, attractive and healthy places.
- 3.7. Section 12, Achieving Well Designed Places, requiring good design states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 3.8. Overall it is considered that the proposal for a replacement dwelling sited between other dwellings create infill development of a design and arrangement of a more sustainable and efficient use of the site in compliance with sustainable polices.

Local Plan

- 3.9. **Lichfield District Local Plan Strategy 2008-2029**, which was adopted by Council in February 2015, has the following relevant policies, replacing its former local plan (including saved policies). These have been suitably addressed in the scheme.

- 3.10. The relevant Local Plan Strategy policies are **Core Policy 2: Presumption in Favour of Sustainable Development**. This follows the theme of national policy, stating there is a presumption in favour of sustainable development.
- 3.11. **Core Policy 3: Delivering Sustainable Development** sets out a list of key issues that development must address, in order to achieve sustainable development, including the need for development to be of a scale and nature appropriate to its locality.
- 3.12. **Core Policy 6: Housing Delivery** states that the District Council will apportion dwellings between the key rural settlements and explains that in the remaining rural areas, only certain residential development will be permitted, but includes changes of use and conversion schemes.
- 3.13. **Policy Rural 1: Rural Areas** states that housing growth will be provided within the Key Rural Settlements. **Policy Rural 2: Other Rural Settlements** supports small scale development to meet local needs, where the need for this can be clearly and robustly evidenced by the local community and where this accords with policies in the Local Plan.
- 3.14. **Policy H1: A Balanced Housing Market** states; To deliver a balanced housing market, new residential developments will include an integrated mix of dwelling types, sizes and tenures based on the latest assessment of local housing need.
- 3.15. **Policy BE1: High Quality Development**, states that all development proposals should ensure that a high quality sustainable built environment can be achieved. Development will be permitted where It can be clearly and convincingly demonstrated that it will have a positive impact on: (for example); the built vernacular. New development should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views; located in areas with good access to sustainable transport ensuring development has a positive impact on amenity.
- 3.16. **Policy ST2: Parking Provision** states how the council will require appropriate provision to be made for off street parking in new developments, in accordance with its maximum parking standards set out in the Sustainable Design SPD.

3.17. River



Supplementary Planning Guidance

- 3.18. Relevant Supplementary Planning Guidance is in the form of detailed standards for residential layout and development in the **Sustainable Design SPD (December 2015)** and discusses a number of themes such as separation distances between dwellings, as well as amenity and parking standards. It outlines amenity standards to ensure adequate privacy and outlook between existing and future occupiers of residential development within the district. Appendix D outlines the parking standards for the district. For four or more bedroom houses there is a requirement to provide 2 parking spaces which is achieved.
- 3.19. The scheme accords with all standards with adequate amenity areas, car parking provision, and distances from existing dwellings.

Neighbourhood Plan

- 3.20. The Elford neighbourhood plan was made on 15 January 2019. The neighbourhood plan now forms part of the adopted Development

Plan for Lichfield District. The following policies are considered relevant to the determination of this planning application:-

- Policy HD3 - Replacement Dwellings
- Policy DH1 - Design of New Development
- Policy DH2 - Heritage Assets
- Policy DH3 Design for Streets and Footpaths
- Policy E4 - Biodiversity

- 3.21. The proposal complies with each of these policies.
- 3.22. It is considered the overall design fulfils Policy BE1 of the Lichfield Local Plan Strategy, Policies DH1 and DH2 of the Elford Neighbour Plan, and design policies contained within the NPPF.

4. Assessment

Principle of Development

- 4.1. The site falls just outside of the village boundary but as a residential curtilage is a brownfield, previously developed site and creates a small gap between dwellings suitable for infill development. It is a one for one replacement and therefore acceptable in principle.
- 4.2. Policy HD3 of the Local Plan Strategy and Elford Neighbourhood Plan encourage the development of smaller homes (2-3 bedroom), the need for which is identified in the Strategic Housing Market Assessment. The proposal will replace an existing three-bedroom dwelling with a four bedroom dwelling, whilst this does not deliver a smaller home as such, the proposed dwelling size is considered suitable as a one for one replacement. The adjacent house at Paget House has recently undergone extensive renovations and extensions of a similar nature to that proposed which were considered acceptable. In addition, policy HD3 of the Elford Neighbourhood Plan states:
- Proposals for replacement dwellings within the Parish will be supported, subject to the following criteria;
- The proposals respect and reflect existing properties in their immediate locality in terms of scale, size, materials used and their appearance; and
 - The proposals do not result in a loss of amenities for other properties in the Parish
- 4.3. The NPPF states that housing applications should be considered in the context of sustainable development. Core Policy 2 of the Local Plan also sets a presumption in favour of sustainable development.

- 4.4. The proposed development site is not within a defined settlement boundary of a key rural settlement and it is not a site allocated through the Local Plan Allocations Document. The proposed development is for a single replacement dwelling that does not therefore comply with any of the bullet points listed in Core Policy 6. However, given the site is a single replacement dwelling that would be sited on previously developed land; it is considered that the principle of residential development within this location is acceptable.
- 4.5. Although beyond the village boundary, having regard to the settlement plan and that the application site is not in an isolated location but it is well related to existing residential development that adjoins the site. The replacement dwelling would not add any net gain to current housing supply figures within the district.
- 4.6. Furthermore, although the site is located outside of the Development Boundary for Elford, it has access to services and facilities that can be reached on foot or by cycle and there is good access to public transport.
- 4.7. Therefore, the proposal is not considered to be an isolated dwelling in the countryside, but re-use of a brownfield residential garden site, in a sustainable location. The proposed dwelling would make a contribution towards enhancing and maintaining the vitality of the existing community within the rural area, helping to sustain local services and facilities.

Conservation area

- 4.8. The site is within Elford Conservation area and also in close proximity to listed buildings for which a separate heritage statement is provided to indicate compliance with Core Policies 1, 14, and Policy BE1, as well as section 16 of the NPPF and duties under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Character and Design

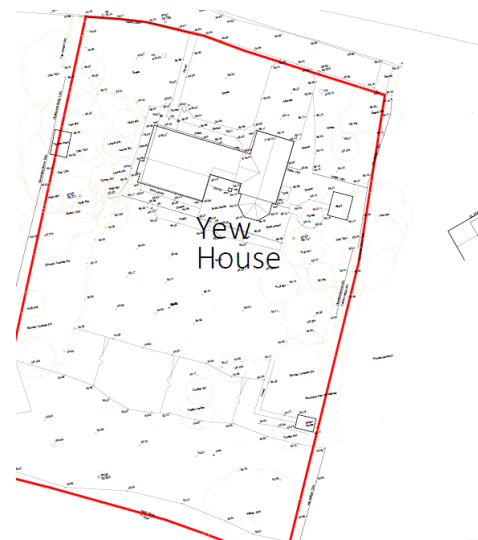
- 4.9. Policy BE1 regarding built vernacular, states that. *New development, including extensions and alterations to existing buildings, should carefully respect the character of the surrounding area and development in terms of layout, size, scale, architectural design and public views;*
- 4.10. It is considered that the careful and sensitive design of the new building with sympathetic elements in modern designs and materials will provide a significant enhancement to the character of the site and

to its overall setting. The new dwelling will be of a design that is in keeping with the site and surroundings complementing the mix of the old and newer properties within this enclave of older dwellings.

- 4.11. The space available allows the provision of a new dwelling to make best use of the space available. Externally the proposals will preserve and enhance the character of the area providing an opportunity to provide high quality residential accommodation for family living.
- 4.12. The new dwelling is designed to complement the existing street scene and neighbouring dwellings by adding a modern approach and will use appropriate modern and traditional materials to blend with the adjacent dwellings, positioned on the same axis and location as the existing.
- 4.13. The site is in the curtilage of an existing dwelling and, as such, built development does not encroach into the countryside. It is noted that any increase in the bulk of built development would not be obvious from the road where extensions have been added to dwellings within the row. The siting of the dwelling replacing an existing dwelling means that it does not visually detract from the character and appearance of the village or surrounding countryside, especially from the road which in this case is private and gated and screened by substantial vegetation. The design and form will maintain the views around the site and ensure a comfortable relationship with the street scene and setting.



Proposed



Existing

Impact on Amenity

- 4.14. The dwelling has been sensitively designed to ensure that there will be

no negative impact on existing residential amenity due to the extensive distances between dwellings. As the orientation remains in line with the existing properties there is no loss of privacy to or overlooking of existing neighbours. The space standards are all in accordance with the Council's Sustainable Design SPD.

Access and parking

- 4.15. Access arrangements show use of the existing private gated access and driveway onto Old Hall Drive and repositioning the drive with new gates and fencing to the boundary.
- 4.16. Parking will be provided in the double garage and along the driveway and frontage to accord with the standards of Policy ST2: Parking Provision and Appendix D of the Sustainable Design SPD.

Sustainability

- 4.17. The design has been developed with regard to the Sustainable Design Supplementary Planning Document. In addition, the relevant sustainability criteria have been considered and justified by compliance with the Appendix 'Sustainability Checklist'.
- 4.18. The house will be constructed with a complete fabric first approach including use of renewable energy solutions and be of high quality and sustainable materials, reducing carbon emissions, by appropriate use of sustainable design and renewable energy schemes
- 4.19. Measures are considered that deliver high u-values; integrated PV cells on the roof; air source heating and a centrally located wood burning stove. The south facing windows and roof lights have been positioned to maximise solar gain. The selection of materials has been chosen with whole life costs in mind in order to minimise maintenance costs where possible. Materials which can be recycled or reused have been specified where possible. High efficiency lighting and heating systems will be installed throughout the property to minimise the carbon footprint of the dwelling throughout its life span. The use of daylight to light all spaces effectively to minimise the use of artificial light has been considered throughout the design process to further minimise the use of artificial lighting.
- 4.20. Main contractors will be encouraged to use locally sourced materials in order to minimise transport. Similarly, the use of local sub-contractors will be encouraged for all aspects of the works.
- 4.21. The site is in a sustainable location within walking distance of the village Centre, which has a range of shops and services.

Trees, Ecology & Biodiversity

- 4.22. Policy NR4 of the local plan states that trees should be protected from damage and retained, unless it can be demonstrate that removal is necessary and appropriate mitigation can be provided. The site is within a Conservation Area but there are no Tree Preservation Orders on the site as far as we are aware.
- 4.23. The site contains a number of trees as shown on the plans which are to be retained and suitably protected during construction and demolition by appropriate tree protection measures, to be provided prior to the commencement of development.
- 4.24. New development must demonstrate that it will not result in the loss of any biodiversity value of the site, to comply with the guidance contained within Paragraphs 9, 108 and 118 of the NPPF. Policy NR3 of the local plan states that development proposals which have a direct or indirect adverse effect on priority or protected species will not be supported. Policy NE&L3 of the Neighbourhood Plan also seeks to protect and enhance habitats and biodiversity.
- 4.25. It is considered that the proposal is unlikely to have a negative impact upon protected or priority species or habitats. However, a bat or bird box, or further landscaping can be added to deliver a net gain to biodiversity if required.

Other Matters - river Tame & Trent Valley (EA14)

- 4.26. The site border the Central Rivers Initiative where Core Policies 1,9,13, and Policies NR5 and NR6 apply. However, as the dwelling is a replacement and remains some 20 metres from the river edge, there is no impact in respect of the boundary.
- 4.27. The finished floor level is currently approximately 3 metres above the boundary level and this level will also apply to the new dwelling.
- 4.28. As such there would be no conflict with these policies.

5. Conclusion

- 5.1. The site is located just beyond the village boundary of Elford where, in principle, the proposed residential development of the site would not conform with policy. Core Policy 6 of the Local Plan Strategy notes

that much of the new housing required in District should be located within the existing urban area and within key rural settlements. However, as the development is for a replacement dwelling it is considered that the principle of residential development in this location is acceptable, as there is no net gain to the number of residential properties. However, the site is in a sustainable location for new housing. As such it is in conformity with the National Planning Policy Framework 2021: Achieving Sustainable Development, and relevant policies of the Lichfield District Strategy 2015, and associated documents.

- 5.2. The scale and design of the proposed development is in keeping with the character of the area, and the design of the proposed development is sympathetic to the character of the locality and appropriate for the site and in high quality design of the highest energy efficient standards.
- 5.3. Although outside the actual village boundary, the site is within an established row of houses. Therefore, there will be no adverse impact on the area or environment in terms of the design, scale or appearance, whilst in terms of amenity, given its size, scale and location, the proposed development will have no detrimental impact upon the amenity of new or existing residents of the area.
- 5.4. In addition, the proposed scheme has provided sufficient parking provision in accordance with the Council's requirements.
- 5.5. Overall, it is considered that the proposal creates more sustainable and efficient use of the site in compliance with the above policies. The proposal is of good design and appropriate in height and scale. It is viewed as having a positive impact upon the area and property in terms of modernisation and improvements, thus contributing to the sustainability of the property and satisfying the requirements of policies CP2 and CP3 of the Lichfield Local Plan Strategy. The proposals also fulfil Policy BE1 of the Lichfield Local Plan Strategy and design policies contained within the NPPF.
- 5.6. In addition, the relevant sustainability criteria have been considered and justified by compliance with the Sustainable Design SPD and Appendix 'Sustainability Checklist'.