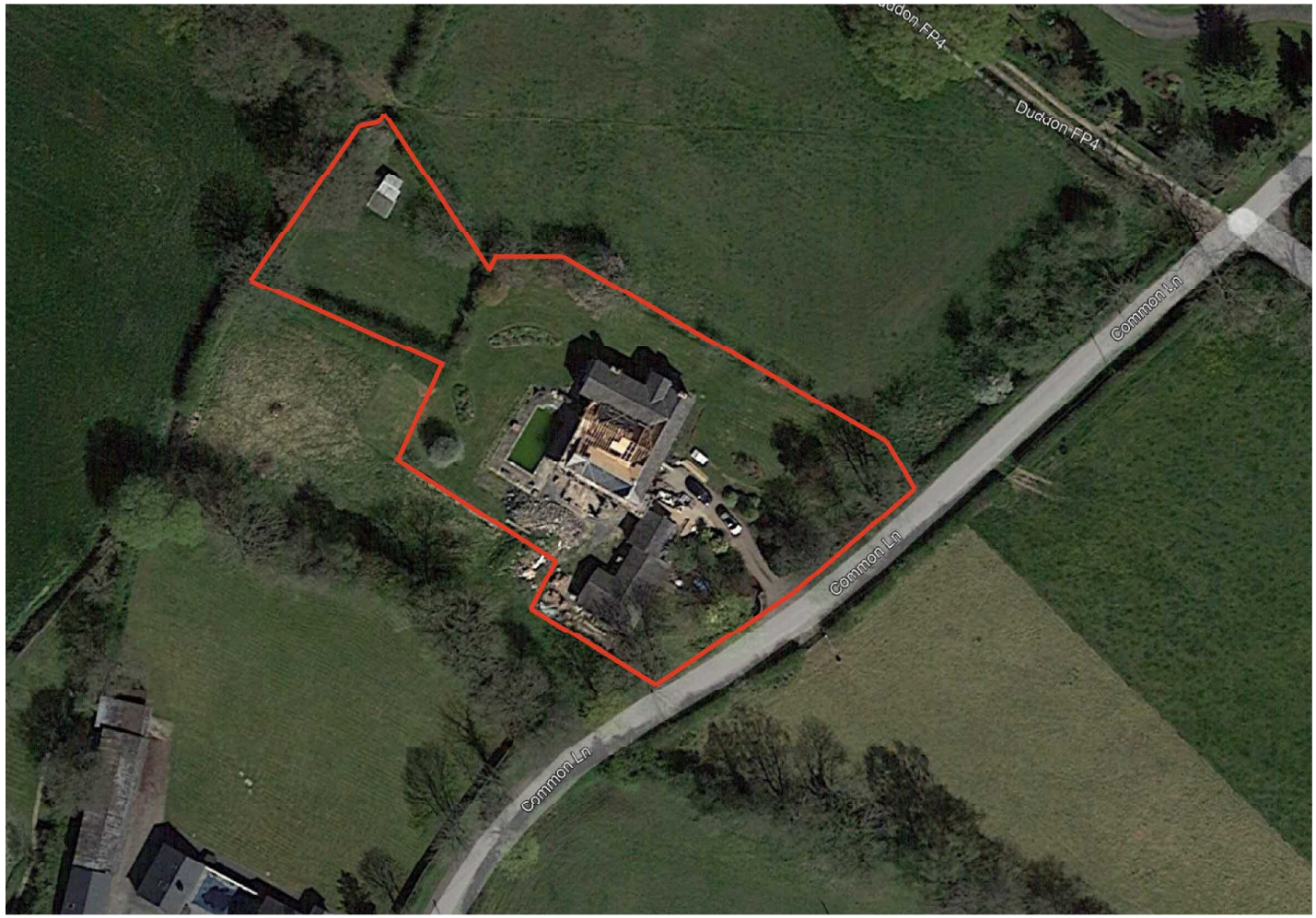
Well House Farm, Common Lane, Duddon, Chester, Cheshire, CW6 0HG



DEMOLITION OF EXISTING HOUSE AND OUTBUILDING, ERECTION OF 1 No NEW REPLACEMENT DWELLING, PLUS DETACHED GARAGE AND ANCILLARY OUTBUILDING.

Planning and Design Statement

21st September 2022

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Proposal

This Planning and Design Statement has been produced on behalf of CB Homes Ltd in support of the demolition of the existing dwelling and garage / stables outbuilding and the erection of 1 No. new detached dwelling, detached garage and detached ancillary outbuilding on land at Well House Farm, Common Lane, Duddon, Chester, Cheshire, CW6 0HG.

There are a number of existing vehicular accesses off Common Lane. One is proposed to be closed and a new access created.

Site Description

Duddon is a small village between Tarporley and Chester. The dwelling sits on a narrow country lane within a small hamlet (Duddon Common) to the north of Duddon.

The existing property is a 2 storey brick wall and slate roof detached dwelling within a generous 0.35 hectare residential boundary with a further 1.86 hectare agricultural fields to three sides in the applicant's ownership. There is a single storey garage and stable block outbuilding to the front with white painted rendered walls and slate roof.

The existing property has been extended in the last couple of years as approved under 20/03195/FUL (see right). These have been commenced and largely completed, such that the weatherproof structure for all of the two storey rear extensions are constructed, but with only the windows currently missing. The approved single storey Orangerie to the west side is constructed up to dpc level.

The builder went in to administration at this point and it became apparent that the better solution for the dwelling was to knock down what had been completed and replace it with a new build.

Common Lane has a limited number of rural properties strung along it within large plots of land generally and surrounded by fields. These are of various traditional styles and wall and roof finishes with one or two bungalows interspersed between many 2 storey properties.

Planning History

6/12950 – Replacement of existing timber stable together with new stable building.
A detached single storey rotten timber stable block existed a few metres behind the existing garage. This was knocked down and a new masonry stable block added as an extension to the rear of the garage.
APPROVED – 1984

19/02293/FUL – Single storey side and two storey rear extension with balcony.
This shows the rear of the house to be extended at two storey with a full width rear balcony and a single storey orangerie on the west side.
APPROVED – 25th September 2019

20/03195/FUL – Single storey side and two storey rear extension with balcony. (Amendment to 19/02293/FUL)
This amends the previous application to bring the First Floor rear wall further out to align with the ground floor extension and reducing the available balcony.
APPROVED – 6th November 2020

Planning Policy

Duddon is a small village that is designated as a Local Service Centre under Local Plan (Part Two) Policy R1. The proposed replacement dwelling sits within a small hamlet approximately 500m north of the Duddon settlement boundary and is in the Open Countryside.

Cheshire West and Chester Local Plan (Part Two) Policy DM21 (and Part One Policy STRAT 9) allow for the replacement of dwellings in a countryside location. Policy DM21 Para 12.21 states that…'replacement dwellings should not be significantly larger (i.e. more than 30 percent) than the existing dwelling'.

Policy ENV 6 (and Local Plan (Part Two) Policy DM 3 and NPPF Paras 56-63) promote high quality design and sustainable construction including to…'respect local character and achieve a sense of place through appropriate layout and design' and to…'be in keeping with the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials'.

Proposed Replacement Dwelling

Existing Dwelling with Extant Extensions (20/03195/FUL)

	Existing House	Proposed House	% difference
Footprint	289.89m2	327.62m2	13%
Gross External Area (GEA)	538.22m2	659.12m2	+22%
External Volume	1628.7m3	2274m3	+39%
Roof Ridge Height	6.5m	8.64m	+33%
Roof Eaves Height	4.8m	5.3m	10%
Building Depth	16.3m	15.3m	-6%
Building Width	24.3m	24.4m	+1%

Policy DM21 allows for replacement dwellings that are not significantly larger (i.e. more than 30 percent) than the existing dwelling on the site. This is primarily determined by Gross External Floor Area (GEA), but takes in to account other factors including height and volume comparisons.

The Proposed Dwelling is 13% larger in Footprint Area and 22% larger in Gross External Area (GEA) than the existing dwelling. The Proposed dwelling has a conventional ridge height for a two storey dwelling at 8.6m but this is higher than the existing dwelling which has a shallow roof pitch and low overall height. As a result the Volume is calculated at 39% larger than the existing dwelling.

The table above shows two criteria being over 30% and 5 criteria being comfortably under 30%. On balance, we would argue this shows the proposed dwelling is not significantly larger than the existing dwelling.

Proposed Replacement Garage

The existing garage to the front of the site also has a large rear stable block extension attached to it. This whole single storey building is to be replaced by a new single storey brick built triple garage with rear workshop / store area.

The comparison table below shows that the proposed garage is 19% smaller in Gross External Area (GEA) than the existing garage / stable block. The proposed garage is a little taller though, meaning the Volume of the proposed is 2% smaller than the existing.

Overall, we would argue that the proposed garage is a reasonably sized direct replacement for the existing building and will bring improved aesthetics.

Existing and Proposed Garage Buildings

	Existing Garage/Stable	Proposed Garage	% difference
Gross External Area (GEA)	109.41m2	88.56m2	-19%
External Volume	342m3	335m3	-2%
Roof Ridge Height	4.2m	4.8m	+14%
Roof Eaves Height	2.45m	2.45m	0%
Building Depth	17.4m	11.3m	-33%
Building Width	8.8m	10.1m	+15%

Proposed Ancillary Outbuilding

The ancillary outbuilding provides a Gym and Home Office area, but also acts as the swimming pool leisure building including the required changing and plant room facilities.

The proposed outbuilding has an eaves height of 2.9m and a ridge height of 4.5m, which is marginally greater than that allowed under Permitted Development Rights. The outbuilding has the same aesthetic as the proposed main house and uses the same elegant, tall slim metal framed windows. This slightly increases the eaves height in order to match the character of the house.

The outbuilding sits to the rear of the proposed dwelling and is generally not visible from all road view angles in to the site.

Neighbour Amenity

There are large amenity distances available to the adjacent properties to the north east and south west. 'Poolside' to the north east is approximately 87m away and 'Turnstones' to the south west is approximately 72m away. So, there are no outlook, privacy, light, noise or odour amenity issues to this proposal.

Biodiversity

A Preliminary Ecological Appraisal (incl. Bat Survey) was carried out by Leigh Ecology Ltd in April 2022. The existing dwelling was classified as having high bat potential. Trees along the boundaries as well as adjacent features offer ideal bat foraging habitat. Further bat emergence surveys were recommended.

Nesting house sparrow were noted within the existing dwelling. Badger RAMS were recommended to be implemented during construction.

A Bat Activity Survey was undertaken by Leigh Ecology Ltd on 6th September 2021. Three dusk emergence surveys were carried out. Three species of bat were recorded foraging in the immediate vicinity and one Common Pipistrelle was recorded emerging from the target building, indicating a day roost.

Consequently, a European Protected Species Low Impact Licence and mitigation strategy will be required from Natural England to prior to commencement.

Trees and Landscaping

There are no protected trees on site, but a number of semi mature trees line the boundaries of the plot adjacent to the road and along neighbouring boundaries. There are no mature trees that are being removed or affected.

Highways

It is proposed to retain and use the current driveway access as shown on the Site Plan. However, it is proposed to create an 'in and out' driveway by opening up another access to the north east. There are a number of existing and historic accesses evident on site, one of which can be closed permanently if required.

Both of the accesses would have brick piers and gates and would have a minimum of 5.5m of driveway between the gates and the road edge.

Drainage

The site is served by a septic tank for foul sewage which is sited in the field to the north east. It is proposed to site a new modern treatment plant and drainage field in the rear garden.

Surface water from the rooves of the new Dwelling, Garage and Outbuilding will drain to a proprietary crate soakaway in the rear garden. This will be sized following ground investigation as described in BRE Digest 365 plus a 40% allowance for climate change. The occupier will be provided with a Homeowners Manual and this will contain information on the position and maintenance of the soakaway.

There is a brook running around two sides of the boundary of the plot so this may be utilized for both the treated foul and surface water discharge in the event that the ground conditions are not good for standard infiltration, all subject to any environmental permit required.

The private drive, paths and patio, unless permeable materials, will generally fall towards adjacent permeable surfaces (i.e. grass / gravel) or utilize linear drains.

Access to Dwellings

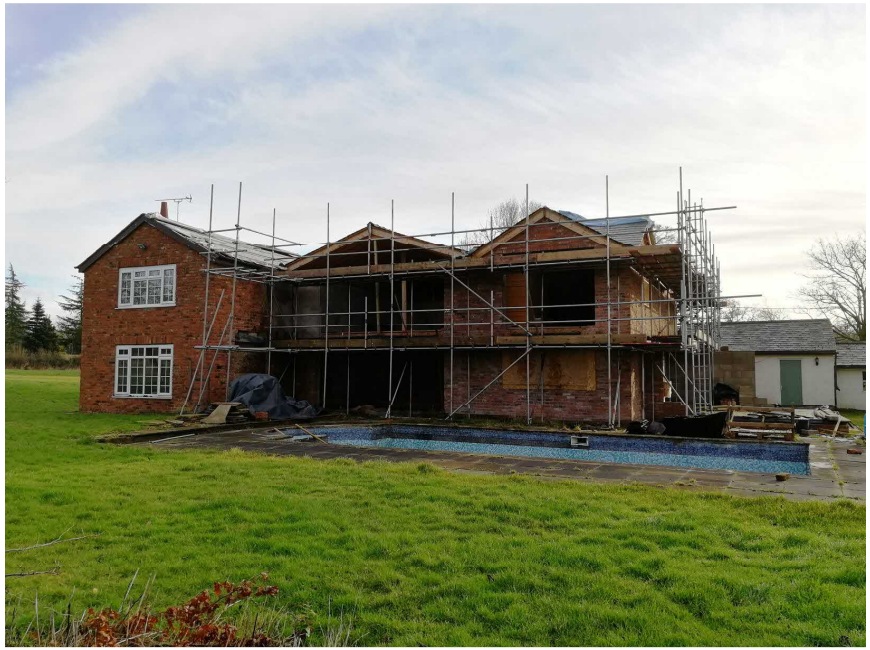
Access to the dwelling will be via a max. 1 in 12 'ramped' approach to the front door with a 'flush' threshold across the principal entrance door for disabled accessibility. Access within the house will be to Part M of the Building Regs.

Community Infrastructure Levy (CIL)

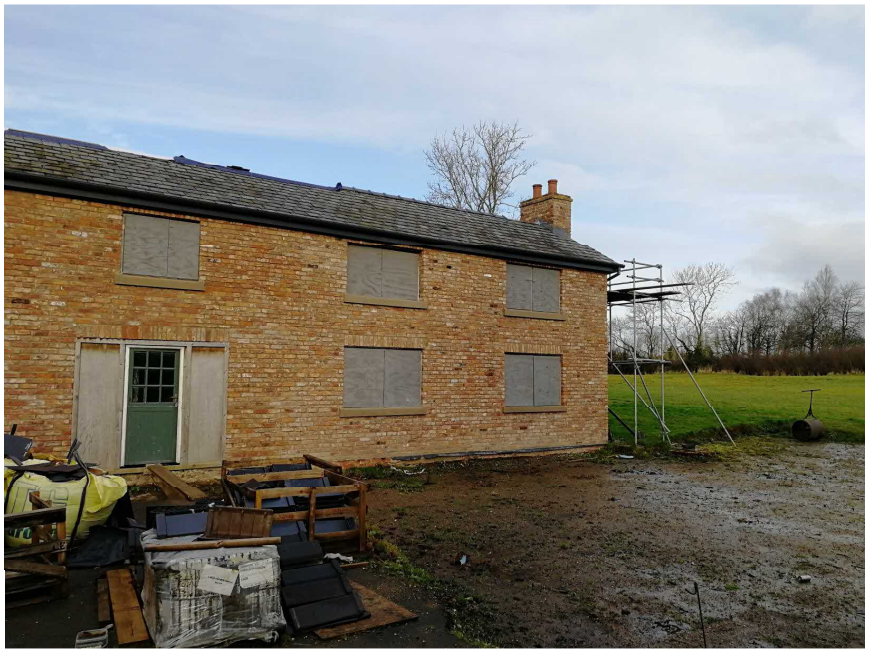
The site is located within Zone 1 for CIL purposes and, therefore, would be required to pay Contributions. However, the project will be occupied by a self builder and, as such, the forms will be submitted prior to commencement to apply for the appropriate Self Build Exemption.

Thanks for your consideration.

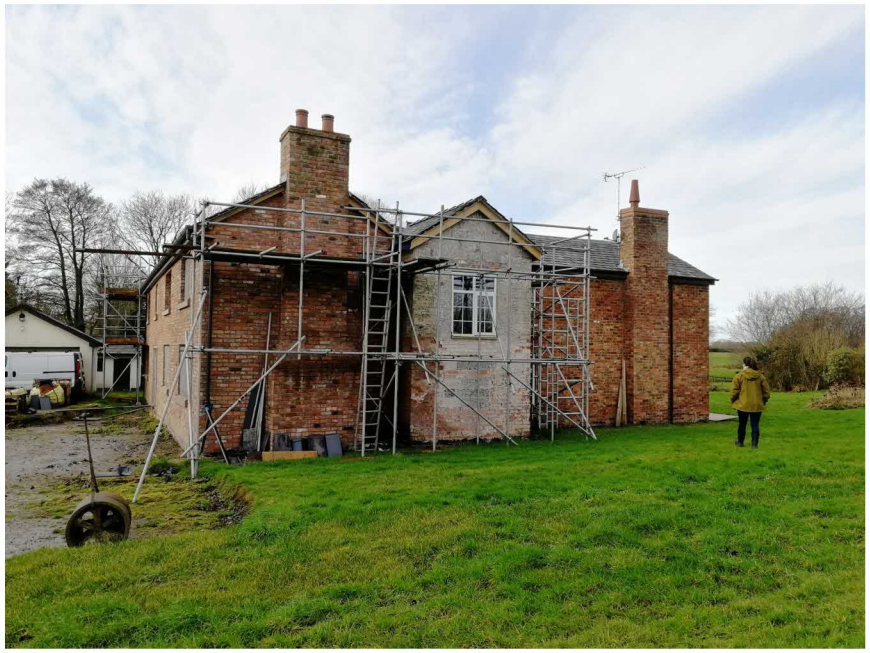
APPENDIX A - Site Photos



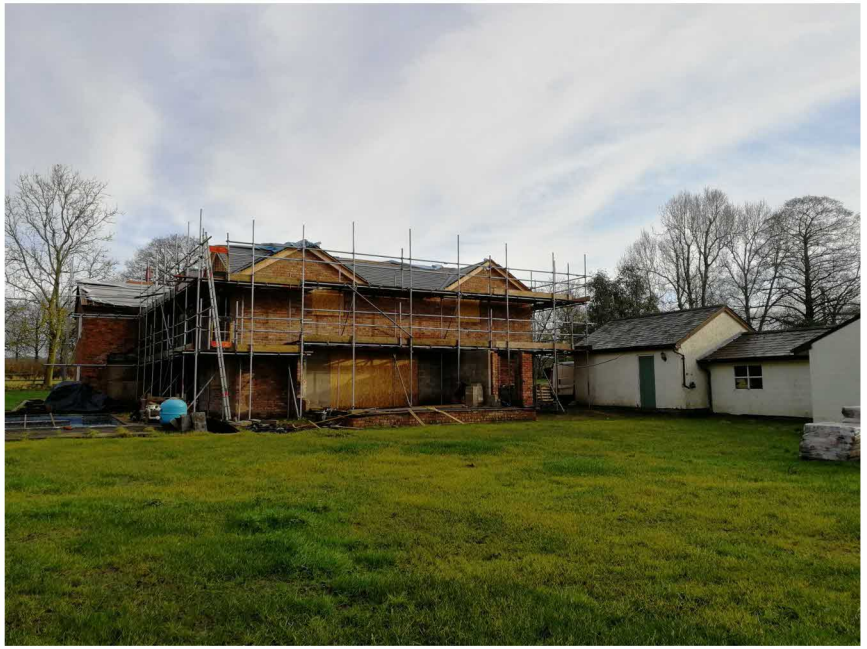
View south east from rear garden towards ex. dwelling rear elevation



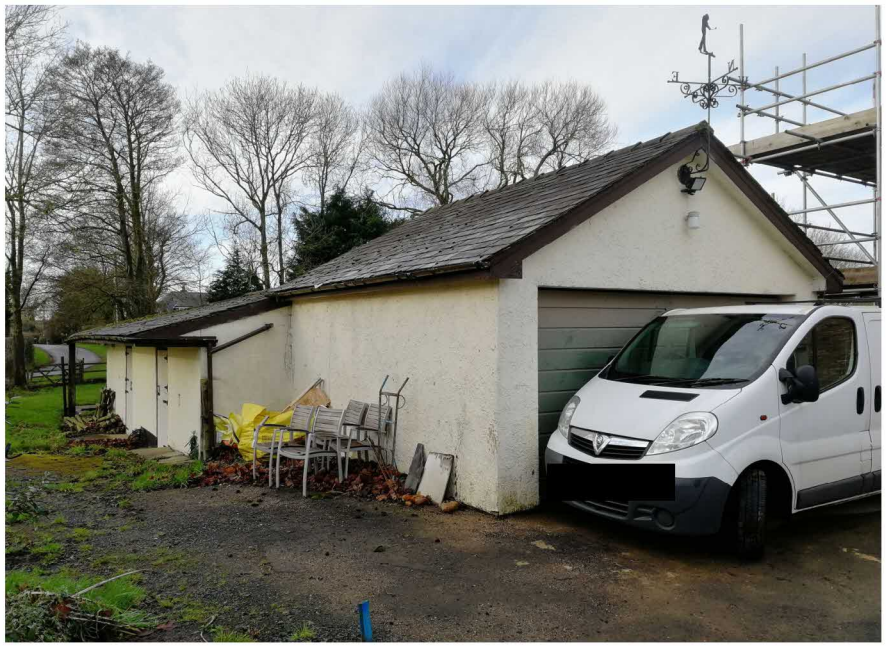
View north from front drive towards ex. dwelling front elevation



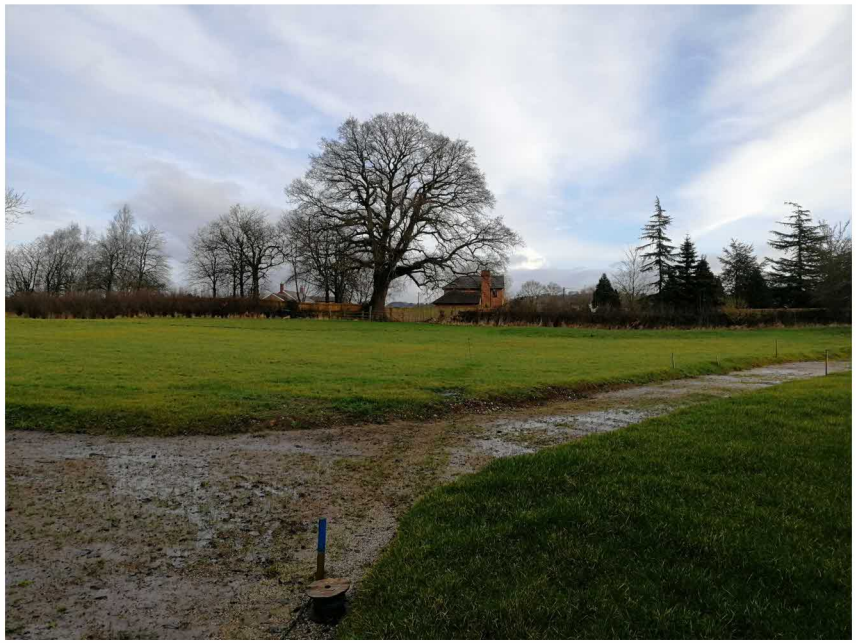
View south west from the side garden towards dwelling side elevation



View north east from the side garden towards dwelling side elevation and garage / stable block



View south west from existing front driveway towards garage / stable block



View north east from front driveway towards the neighbouring Dwelling ‘Poolside’