



Great Oaks, Newton Common, Newbury, RG20
9DB

Planning Statement

December 2022

Project Great Oaks, Newton Common.
Newbury

ABC Reference ABC/0160/05.01

Local Authority Basingstoke and Deane Borough
Council

Client Mr and Mrs Douty

Issue Final

Author Andrew Black

Date December 2022

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Contents

1. Introduction.....	4
2. Site and Surroundings	5
3. Planning History.....	6
4. Proposed Development.....	7
5. Planning Policy.....	8
6. Planning Policy Considerations	9
7. Conclusions.....	16



1. Introduction

- 1.1 This Planning Statement has been prepared by Andrew Black Consulting on behalf of Mr and Mrs Douty ("the Applicant") in respect of a full planning application for a replacement residential dwelling at Great Oaks, Newton Common, Newbury ("the Site").
- 1.2 The proposal is for the construction of a single dwelling to replace the existing house on site which was destroyed by fire in 2021.
- 1.3 In support of this application and in accordance with the validation requirements for Basingstoke and Deane Borough Council and the application is supported by the following plans and documents:
- Proposed Site Plan and Location Plan – 2203 / PL.00 Rev A
 - Existing Plans – 2203 / PL.01 Rev A
 - Existing Elevations – 2203 / PL.02 Rev A
 - Proposed Plans – 2203 / PL.03 Rev A
 - Proposed Elevations – 2203 / PL.04 Rev A
 - Proposed Carport Plans and Elevations – 2203 / PL.05 Rev A
 - Design and Access Statement
 - Fire Safety Strategy Plan
 - Ecological Impact Assessment
 - Energy Statement
 - Tree Survey
- 1.4 This Planning Statement includes the following sections:
- Site and Surroundings;
 - Planning History;
 - Proposed Development;
 - Principle of Development;
 - Planning Policy Considerations;
 - Planning Obligations; and
 - Conclusions
- 1.5 This planning statement demonstrates that the proposed development is of high quality and will comply with the requirements of planning policies and guidance at local and national level.



2. Site and Surroundings

2.1 The Site is located approximately 4km to the South of Newbury on Sheepwash Lane. East of Great Missenden on the northern side of the Aylesbury Road (A413) and to the west of Hyde Lane.



Figure 1 – Site Location

- 2.2 The site is currently occupied by the existing house which was destroyed by fire in 2021.
- 2.3 The area extends to approximately 0.209ha.
- 2.4 The site is located outside of the existing settlement boundary.
- 2.5 The site is not within a Conservation Area nor is it within close proximity to any listed buildings.
- 2.6 The site is not within an area at risk of any fluvial or surface water flooding.



3. Planning History

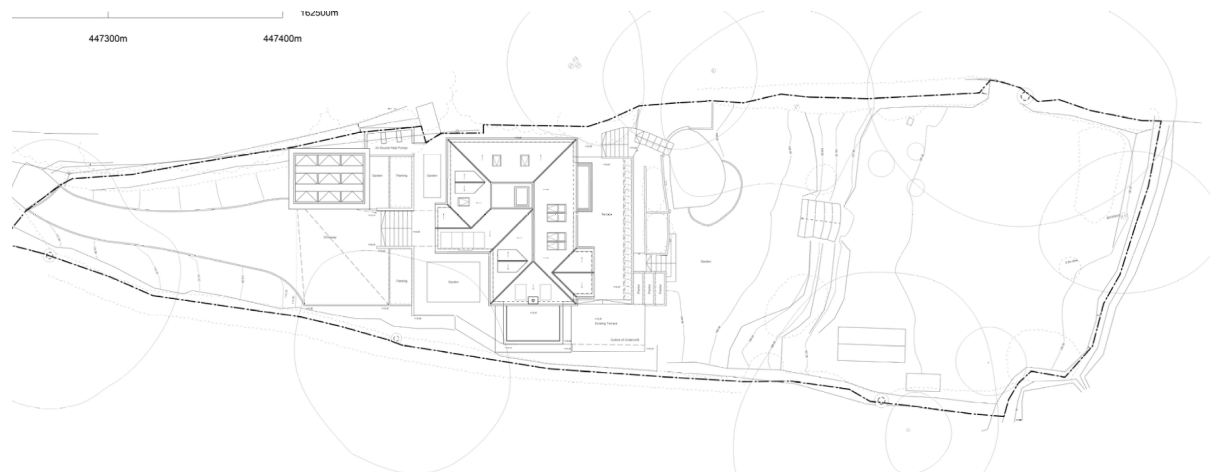
3.1 The site has the following relevant planning history:

Planning Reference	Planning Description	Decision
BDB/51421	Erection of a two storey front and side extension	Approved – October 2001



4. Proposed Development

- 4.1 The proposed development is for the replacement of the existing dwelling with a new family property of similar scale, bulk, height and massing.



- 4.2 A comparison between existing footprint and floor area is set out in section 10 of the Design and Access Statement.



5. Planning Policy

Planning Policy Context

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 The Development Plan comprises of the Basingstoke and Dean Local Plan 2011-2029 and the Burghclere Parish Neighbourhood Plan (May 2021).
- 5.3 The following supporting documents published nationally, regionally and by WBC, represent material considerations in determining the planning application:
- The National Planning Policy Framework (NPPF);
 - The National Planning Policy Guidance (NPPG);
 - Design and Sustainability Supplementary Planning Document (July 2018);
 - Parking Supplementary Planning Document (July 2018);
 - Housing Supplementary Planning Document (July 2018);
 - Planning Obligations for Infrastructure Supplementary Planning Document (March 2018);
 - Heritage Supplementary Planning Document (February 2019).

National Planning Policy

- 5.4 The NPPF emphasises the importance of sustainable development, sets out core planning principles, the Government's planning policies and advises how the policies are expected to be applied.
- 5.5 Paragraph 11 requires development proposals that accord with the development plan to be approved without delay.
- 5.6 Paragraph 11d of the framework states that:
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:*
- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or*
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*



6. Planning Policy Considerations

Principle of Development – Previously Developed Land

- 6.1 The NPPF sets out the definition of Previously Development Land (PDL) within the glossary as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

- 6.2 Given the current house on the site it is considered that the site would fall within the definition of previously developed land.

- 6.3 The site is located outside any Settlement Policy Boundary (SPB) and is within part of the borough which is designated as countryside as per Policy SS1 (Scale and distribution of new housing) of the Local Plan. The Local Plan (paragraph 4.70) is explicit in its aims 'to direct development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature of the borough's countryside, prevent the coalescence of settlements and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy.

- 6.4 Policy SS6 sets out the approach to New Housing in the Countryside. It states that development proposals for new housing outside of settlement boundaries will be permitted where (inter alia):

d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwellings provided that:

vi) The size of the proposal would be appropriate to the plot; and

vii) It would not be significantly visually intrusive in the landscape

- 6.5 Section 10 of the Design and Access Statement sets out comparison between the existing house and the proposed new dwelling. This demonstrates that the replacement dwelling is appropriate for the plot and commensurate to the existing house on site. The scale, mass and position of the replacement dwelling would not be visually intrusive.

- 6.6 The supporting text of policy SS6 goes onto set out the following requirements (with commentary set out against each in turn):



- 4.74 *The council recognises that existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. The impact of a replacement dwelling is likely to increase with its size, especially in relation to the impact on its surroundings and being out of scale with its plot.*
- 6.7 The Design and Access Statement demonstrates that the replacement dwelling is not out of scale with its plot.
- 4.75 *A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.*
- 6.8 The replacement dwelling is sited in the same position as the original dwelling and is not considered to give rise to any material harm to landscape or amenity.
- 4.76 *The size and design of the proposal should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The council will consider the size of the proposal compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot. The cumulative impact of incremental extensions can significantly alter the impact of the original building over time. In considering an application for an extension, account will be taken of previous extensions to the building.*
- 6.9 Section 10 of the Design and Access Statement sets out comparison between the existing house and the proposed new dwelling. This demonstrates that the replacement dwelling is appropriate for the plot and commensurate to the existing house on site. The Burghclere Neighbourhood Plan (BNP) sets out the settlement boundary for the village. As stated, the site is outside of this boundary.
- 6.10 Policy B1 of the BNP states that *development proposals within the defined settlement boundary will be supported, provided they accord with policies of the development plan. Outside the Settlement Boundary is considered to be countryside where other development plan policies and national policies apply.*
- 6.11 As set out, the replacement dwelling is considered to be in accordance with other policies of the development plan.

Landscape

- 6.12 Policy EM1 of the Local Plan states that development proposals must *respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:*
- a) *The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;*
 - b) *The visual amenity and scenic quality;*



- c) *The setting of a settlement, including important views to, across, within and out of settlements;*
- d) *The local character of buildings and settlements, including important open areas;*
- e) *Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;*
- f) *Intrinsically dark landscapes;*
- g) *Historic landscapes, parks and gardens and features; and*
- h) *The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.*

6.13 The supporting text of policy EM1 states that a *proportionate approach shall be applied to development proposals so that the requirements of policy EM1 will be applied flexibly depending on the nature and scale of the proposals.*

6.14 The Design and Access Statement, Tree Survey and Plans show that all surrounding trees and landscaping will be retained and the character of the existing site and dwelling will be retained.

Biodiversity, Geodiversity and Nature Conservation

6.15 Policy EM4 of the Local Plan sets out the following:

1. *Development proposals will only be permitted if significant harm to biodiversity and/or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:*
 - a) *There will be no adverse impact on the conservation status of key species; and*
 - b) *There will be no adverse impact on the integrity of designated and proposed European designated sites; and*
 - c) *There will be no harm to nationally designated sites; and*
 - d) *There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and*
 - e) *There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and*
 - f) *There will be no harm to the integrity of linkages between designated sites and key habitats.*
3. *Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.*



6.16 An Ecological Impact Assessment has been submitted with the application. This sets out the following main findings:

- The habitats of greatest ecological importance are the large mature oak trees, the native hedgerows and watercourse.
- Habitats on site have been assessed as being of local value to foraging and commuting bats, as well as being suitable for supporting otter, badger, hazel dormouse, water vole, breeding birds, reptiles, stag beetle, European hedgehog and common toad.
- Mitigation measures include the use of tree protection fencing to shield the boundary hedgerows and mature trees from construction related activities, the implementation of a CEMP to ensure the watercourse does not become degraded, sensitive timings of work in relation to bats and ensuring excavations are covered over at night or ramps installed.
- Post-development, no residual or cumulative impacts are anticipated.
- The site will be enhanced for bats through the installation of an additional bat roosting features in the newly built property and for birds via the provision of artificial nest boxes.

6.17 Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.

Sustainable Water Use

6.18 Policy EM9 sets out that development will be permitted provided that:

- a) *New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;*

6.19 The proposed dwelling has been designed to minimise water usage and this requirement can be secured by way of appropriately worded condition added to any planning permission.

Design

6.20 Policy EM10 sets out that **all** development proposals will be of *high quality, based upon a robust design-led approach.*

6.21 The policy states that Development proposals (excluding household extensions) will be permitted where they:

- a) *Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;*
- b) *Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;*



- c) *Positively contribute to the appearance and use of streets and other public spaces;*
- d) *Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents, and which take into account the urban, suburban or rural location of the site;*
- e) *Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and*
- f) *Minimise energy consumption through sustainable approaches to design.*

6.22 Policy EM10 goes on to state:

- 2) *All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:*
 - a) *Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;*
 - b) *Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;*
 - c) *Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;*
 - d) *Are visually attractive as a result of good architecture;*
 - e) *Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and*
 - f) *Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.*

6.23 The Design and Access Statement demonstrates a high quality approach to the design of the replacement dwelling.

6.24 The supporting text of policy EM10 states:

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing buildings (with the exception of householder extensions), shall be designed to minimise energy consumption. This requirement encompasses landform, landscaping, as well as layout, design, orientation, massing and



materials. These requirements need to respect the local context and any relevant heritage assets. This approach prioritises 'passive' solutions in the form of measures such as high standards of insulation, air-tightness and appropriate orientation. However, as part of the council's positive strategy to promote energy from renewable and low carbon sources, new development should also be designed to facilitate the incorporation of renewable or low carbon technologies.

- 6.25 The Energy Statement as submitted with the application shows that by adopting improvements associated with the building fabric and construction techniques along with the introduction of heat pump technologies the new dwelling will provide a significant reduction in energy use and CO₂ emissions than the national building.
- 6.26 The Design and Sustainability SPD sets out a number of requirements.
- 6.27 Policy RA2 states that *a minimum of 60 sqm of garden is required for houses of more than three bedrooms.*
- 6.28 Policy RA3 states that *each dwelling must have a minimum garden depth of 10 metres.*
- 6.29 The proposed replacement dwelling would benefit from a substantial garden which would significantly exceed these requirements.
- 6.30 Policy RA5 states that *new housing development must ensure that the privacy of both new and neighbouring dwellings is protected.*
- 6.31 Policy RA6 states that Minimum back to back distances will be required as follows subject to the flexibility set out in paragraph 10.11 with 2 storeys – 20 metres 3 storeys – 28 metres.
- 6.32 The existing property is a significant distance from any neighbouring properties. The replacement dwelling is positioned in the same position as the existing properties. The minimum separation distances will be significantly exceeded and the privacy of neighbouring dwellings protected.
- 6.33 Policy RA7 states that *new development must provide a suitable, pleasant outlook and level of natural light for both new and neighbouring dwellings*
- 6.34 The proposed dwelling would retain the pleasant outlook of the current house and would provide a high amount of natural light to its occupiers. There is no impact to light to neighbouring properties.
- 6.35 Policy B5 of the BNP sets out the requirements for High Quality Design sets out a number of requirements stated below with commentary provided against each in turn:

Development proposals, including alterations and extensions, will be supported, provided they are visually attractive and have full regard to the distinctive character of the Parish and existing design features such as:



- i) *the common use of hip roof forms and the retention of chimney-stacks whether decorative or operational, and the use of these as important features on new large expanses of roof;*
- 6.36 The proposed dwelling would incorporate hipped roofs and chimney as part of a modern vernacular style.
- ii) *the common use of brick, tile hanging, and natural slate in building materials;*
- 6.37 The Design and Access Statement sets out the proposed materials which will be used on the dwelling.
- iii) *the weather-boarded elevations of traditional farm buildings and the occasional use of thatch on older buildings contributing to the diverse character of the area;*
- 6.38 The Design and Access Statement sets out the proposed materials which will be used on the dwelling.
- iv) *the important role broad-leaved trees and native hedges play in defining the overall character of the area.*
- 6.39 The tree survey submitted with the application demonstrates that all trees and hedges around the site will be retained.

Parking Requirements

- 6.40 The Design and Sustainability SPD sets out the following in relation to cycle storage:
- 6.41 **CSVP1** – *cycle storage needs to be safe, user friendly, attractive and well integrated with the buildings and spaces it relates to.*
- 6.42 Existing bicycle storage is located within a generous lockable undercroft located underneath the existing terrace south east of the house. Proposals will retain bicycle storage within the undercroft.
- 6.43 The SPD goes on to set out the following requirements in relation to vehicle parking.
- CSVP2 – vehicle parking must not undermine the design of the proposed development and must not visually dominate streets and public spaces.*
- CSVP3 – integrate parking in a manner which is sympathetic to the design of the proposed development and the wider character of the area.*
- CSVP4 – provide sufficient and appropriate soft landscaping and tree planning around and within parking areas.*
- 6.44 Existing vehicular access is via a gated entrance from the south side of Sheepwash Lane located at the west end of the site. From the entrance a single width tarmac driveway leads down to a parking area with turning space close to the west front elevation of the property



7. Conclusions

- 7.1 The proposed development represents a replacement of the existing dwelling. The proposed dwelling would be sympathetic to the existing character of the surrounding area.
- 7.2 The application is supported by a full suite of planning documentation, drawings and supporting statements.
- 7.3 The submission demonstrates full compliance with policies in the development plan.
- 7.4 It is considered that the proposal represents a high quality development and the application should be approved accordingly.