



# PLANNING STATEMENT

In respect of a planning application for the erection of  
a replacement dwelling at:

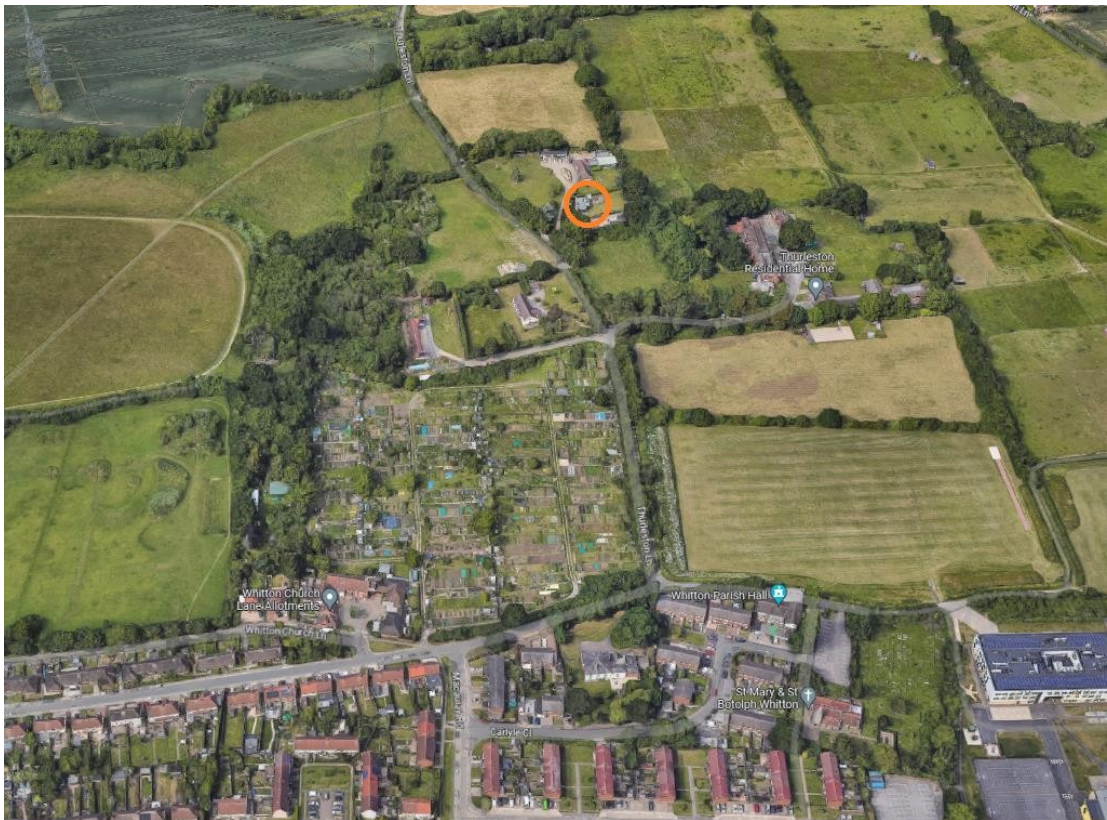
Oak View, Thurleston Lane, Ipswich, IP1 6TH

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## 1.0 Introduction

- 1.1 This statement is prepared in support of an application for the erection of new dwelling in lieu of the existing (mobile home) dwelling at Oak View, Thurleston Lane, Ipswich.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the subject building relative to the edge of Ipswich.



- 1.4 The existing dwelling on the site comprises a mobile home that was originally sited on the land in the early 1990s. It has been the subject of additions that have extended its footprint, culminating in the structure that exists today. It has provided a home to the applicants for 30 years. The applicants are now both in their 70s and, with the help of their children, wish to build a new single-storey dwelling to replace the existing structure and enable them to live comfortably on the site through their later years.

## **2.0 Planning Policy Position**

- 2.1** The National Planning Policy Framework 2021 (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
- 2.2** The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.
- 2.3** The development plan for Mid Suffolk District Council consists of the saved policies of the Mid Suffolk Local Plan (1998), the Core Strategy (2008) and its Focussed Review (2012). The following policies within these documents are considered to be relevant to this proposal.

### **Mid Suffolk Core Strategy and the Core Strategy Focused Review**

- FC1 - Presumption in Favour of Sustainable Development
- FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development
- CS2 - Development in the Countryside and Countryside Villages
- CS5 - Mid Suffolk's Environment

### **Mid Suffolk Local Plan 1998**

- GP1 - Design and Layout of Development
- H7 - Restricting Housing Development Unrelated to the Needs of the Countryside
- H8 - Replacement Dwellings in the Countryside
- H13 - Design And Layout of Housing Development
- H14 - A Range of House Types to Meet Different Accommodation Needs
- H15 - Development to Reflect Local Characteristics
- H16 - Protecting Existing Residential Amenity
- T9 - Parking Standards
- T10 - Highway Considerations in Development

**2.4** These policies will be referred to throughout this statement wherever relevant to this proposal.

**2.5** The Council is also progressing with their new Joint Local Plan (JLP) such that the policies within this emerging plan are starting to be given weight in decision-making. The following policies in that plan are also relevant to this proposal:

- LP04 – Replacement Dwellings and Conversions
- LP16 – Biodiversity and Geodiversity
- LP17 – Landscape
- LP23 – Sustainable Construction and Design
- LP24 – Design and Residential Amenity

**2.6** These policies, and their relevance to the consideration of this application, are considered in detail in the following chapter of this statement.

### **3.0 Planning Considerations**

**3.1** In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration here is, therefore, whether the proposed development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

#### Principle of Development

**3.2** Paragraph 10 of the revised NPPF states *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

**3.3** Saved policy H8 of the Mid Suffolk Local Plan 1998 states that:

*“In the countryside an application for the replacement of an existing dwelling by a new dwelling will be considered on its merits. Favourable consideration will be given provided that the proposal, by virtue of its size and scale, does not detract from the character and appearance of its surroundings, its landscape setting, or continue a traffic hazard”.*

**3.4** The emerging Joint Local Plan also makes policy provision for replacement dwellings (and does not differentiate between countryside and built up areas) where Policy LP04 states that:

*“1. Proposals for replacement dwellings will be supported where the building to be replaced has a lawful use as a permanent residential dwelling.*

*2. Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.*

*3. Additionally, proposals for replacement dwellings and/or conversions must:*

*a. Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings;*

*b. Consider the amenity for both existing and for future occupiers;*

*c. Have safe and suitable access and parking;*

*d. Reuse redundant or disused buildings where possible; and*

*e. In sensitive areas not be more visually intrusive than the original dwelling”.*

**3.5** The overarching aims of both policies seek to ensure that proposals are appropriate to their setting, of proportionate scale to the site and the existing dwelling and look to protect the amenity of both existing and future occupiers. The criteria within these policies are considered below.

*“...the building to be replaced has a lawful use as a permanent residential dwelling”*

**3.6** The applicants have lived on the site for 30 years. They have provided a Personal Statement to accompany this application which sets out their history with the site, their continued occupation of the site and which confirms that they have paid Council Tax throughout their occupation of the site. The original mobile home has been altered and

extended to facilitate their continued occupation, and there can be little contention that what now stands here is an established dwellinghouse.

**3.7** There is, therefore, no conflict with this aspect of the policy requirements.

*“...Be of an appropriate scale and setting for the area, and use materials to achieve a high standard of design in response to the context, and the character and appearance of the surroundings”*

**3.8** Paragraph 126 of the NPPF identifies that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”*.

**3.9** Paragraph 130 of the NPPF also seeks to ensure that planning policies and decisions ensure that development will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

**3.10** The proposal results from a robust assessment of the site and the existing arrangement on the land. It seeks to provide a modern dwelling that would enhance the site in a manner that is respectful of the rural setting, and where the design of the dwelling would provide a feature of interest but which is not intrusive in its setting. The applicants have engaged Last and Tricker to provide a design solution that fully responds to this context, and which makes the most of the opportunities that the site presents. To do this, a detailed appraisal has been undertaken, including site visits, which has enabled that context to be fully understood.

**3.11** The design proposal hereby presented is a direct response to this appraisal. The proposed dwelling is thereby a result of an understanding of the site rather than the imposition of a pre-agreed design approach onto the site. Indeed, there are many examples of modern/contemporary design approaches being found acceptable in the Mid Suffolk area following the demolition of more traditional/architecturally bland dwellings and, whilst it is recognised that this is not an approach that will suit each and every scenario, it is considered to be wholly appropriate here.

**3.12** The design of the proposed dwelling takes full account of the character of the surroundings and is fully respectful of the wider setting in which the site is located. The dwelling is of single-storey scale, ensuring that it is contained within the landscaped boundaries of the site and minimising the external impacts. The site is of a size that can readily accommodate a dwelling of this size, and there would remain ample space around the dwelling such as to ensure it would not dominate the site itself.

**3.13** The scheme would result in an enhancement to the overall character of the site. The removal of the existing arrangement of buildings would bring benefits to the site given that these buildings have accumulated over time, rather than being designed to fit into the landscape. The new dwelling is a bespoke proposal for this site, and would enhance the character of the site through its attractive design and use of materials.

**3.14** The proposal thereby fully complies with this aspect of the policy.

*“Consider the amenity for both existing and for future occupiers”*

**3.15** The proposal provides significant amenity space for future occupiers of the new property, retaining good sized and private amenity space set away from the road.

**3.16** The proposal is for a single storey property set well away from the nearest neighbouring dwelling, which is also of single storey scale. To that end, views from principal windows in the existing and new dwelling would not give rise to intrusion to the amenity of the respective occupants.



**3.17** Given the nature and extent of the proposed use, it is unlikely that the resultant domestic use would present issue (for example, to privacy, overlooking, outlook, noise, smell, light, pollution, daylight or sunlight) extending above and beyond the established nature of the area.

*“Have safe and suitable access and parking”*

**3.18** Policies T9 and T10 aim to create and maintain an accessible environment, requiring development proposals to provide sufficient parking facilities having regard to the Council’s adopted parking standards. The submitted layout shows that on-site parking can be delivered for the new dwelling, along with turning space into the private access road.

**3.19** Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. According to [www.crashmap.co.uk](http://www.crashmap.co.uk), vehicular crash data reveals that within the last 20 years, the road outside the site has not been subject to any form of vehicular collision. Therefore, there is nothing to suggest that the existing access arrangement is unsafe.

**3.20** The site can readily accommodate the revised parking arrangements, and thereby delivers safe access and parking such as to comply with this part of the policy also.

*“Reuse redundant or disused buildings where possible”*

**3.21** This is not an issue that is engaged by this proposal.

*“In sensitive areas not be more visually intrusive than the original dwelling”*

**3.22** The site does not fall within a designated landscape area and would thereby not be considered a “valued landscape” in the terms envisaged by the NPPF. The sensitivity of the site and the wider landscape has been fully considered through the assessment of the site that has led to the design hereby proposed.

- 3.23** The scale of the dwelling and the landscaped boundaries ensure that there are no impacts on the wider landscape.
- 3.24** It can be seen, therefore, that this proposal fully complies with the policy requirements which address the principles of replacement dwellings.

#### Ecology and Biodiversity

- 3.25** Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "*competent authorities*" (public bodies) to "*have regard to the Habitats Directive in the exercise of its functions*".
- 3.26** The application is supported by a Preliminary Ecological Appraisal which fully addresses the ecological implications of this proposal.

#### Flood and Water

- 3.27** The site is within Flood Zone 1 and therefore not liable to flood risk. Furthermore, the land can accommodate appropriate drainage solutions to serve the proposed dwelling, recognising that the site already accommodates a dwelling.

#### Land Contamination

- 3.28** The site currently hosts a residential dwelling and has been occupied for 30 years.
- 3.29** The proposal gives rise to no additional risk in respect of land contamination.

#### Heritage Impacts

- 3.30** The proposal does not engage any heritage assets or their setting.

## Efficient Use of Land

**3.31** Paragraph 119 of the NPPF provides that; *“Planning policies and decisions should promote 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”*.

**3.32** The proposal will make a more efficient use of this land in a manner that enhances the surroundings. It thereby fully complies with this part of the NPPF also.

## **4.0 Conclusions**

**4.1** The proposal seeks planning permission for the erection of a replacement dwelling at Oak View, Thurleston Lane, Ipswich.

**4.2** In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The consideration is, therefore, whether the development accords with the development plan and, if not, whether there are material considerations that would indicate a decision should be taken contrary to the development plan.

**4.3** The development plan includes the Mid Suffolk Local Plan and Core Strategy. Specific policy provision is made though policy H8 for replacement dwellings in the countryside, and this is repeated through specific policy provision in the emerging Joint Local Plan. As such, there is in-principle policy support for this proposal.

**4.4** The proposal would result in a new single storey dwelling that would enhance the character of the site. The existing structures are of no architectural or heritage value, and their removal would raise no concern in terms of their impact on the character of the area.

**4.5** The new dwelling is an attractive property that has been designed for this site. It will be sited within a contained position and, by virtue of its scale and siting, would not intrude into the surroundings. It will provide a modern home for the applicants, who have lived on the site for

30 years and wish to continue to reside here in a property that will serve their needs as they move into the later part of their lives.

- 4.6** The material considerations that are relative to the determination of this application have been satisfactorily addressed (including highway safety, biodiversity, flood risk and residential amenity) such that they have been found to comply with the provisions of the NPPF and the relevant development plan policies.
- 4.7** The proposal is economically and socially sustainable, demonstrating clear benefits to local services and facilities, and securing occupation of the site in a sustainable and efficient manner. The proposal thereby demonstrates a number of benefits and there is no evidence of harmful effects that would weigh against these benefits.
- 4.8** The proposal has thereby been considered in the light of the presumption in favour of sustainable development and is found to be sustainable and in accordance with the development plan. For all of the above reasons, the LPA is requested to grant planning permission in the terms requested.