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# Planning Statement

**Full planning application for the demolition of existing dwelling and erection of a replacement dwelling.**

Springfield  
The Street  
Regil  
Somerset  
BS40 8BD

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**March 2023**

Document Reference: 3249/MPCH  
North Somerset Council

# Executive Summary

1. The application seeks full planning permission for the demolition of the existing dwelling, garage and greenhouse and replacement with a 4 bedroomed dwelling and detached workshop/garage.
2. This planning statement assesses the proposed development in the context of both national and local planning policies. The key facts of the case are as follows:
  - The proposal seeks full planning permission to provide a replacement dwelling;
  - The site is within the Green Belt but a replacement dwelling is an exception to inappropriate development with reference NPPF Para 149d, CS33 and DM12/44;
  - The proposed dwelling will comfortably sit within the existing context and will not harm openness of the Green Belt;
  - In line with local policy DM12 the total floor area proposed on site, inclusive of existing, is less than 150% of the existing floor area presently on site;
  - Benefits of the scheme include: design to Passivhaus standards, outstanding design and biodiversity enhancements.
  - The development has been meticulously designed by Chartered Architects Barefoot Architects with support from a team of specialist consultants in order to provide an exceptional replacement dwelling whilst remaining sensitive to the site's Green Belt location.
3. The applicant would like to work proactively with the local planning authority during consideration of the application.

## Introduction

4. This planning statement has been prepared by Plainview Planning Ltd. to accompany a planning application for the redevelopment of the site to provide a single replacement dwelling and workshop/garage at Springfield, The Street, Regil, North Somerset, BS40 8BD.

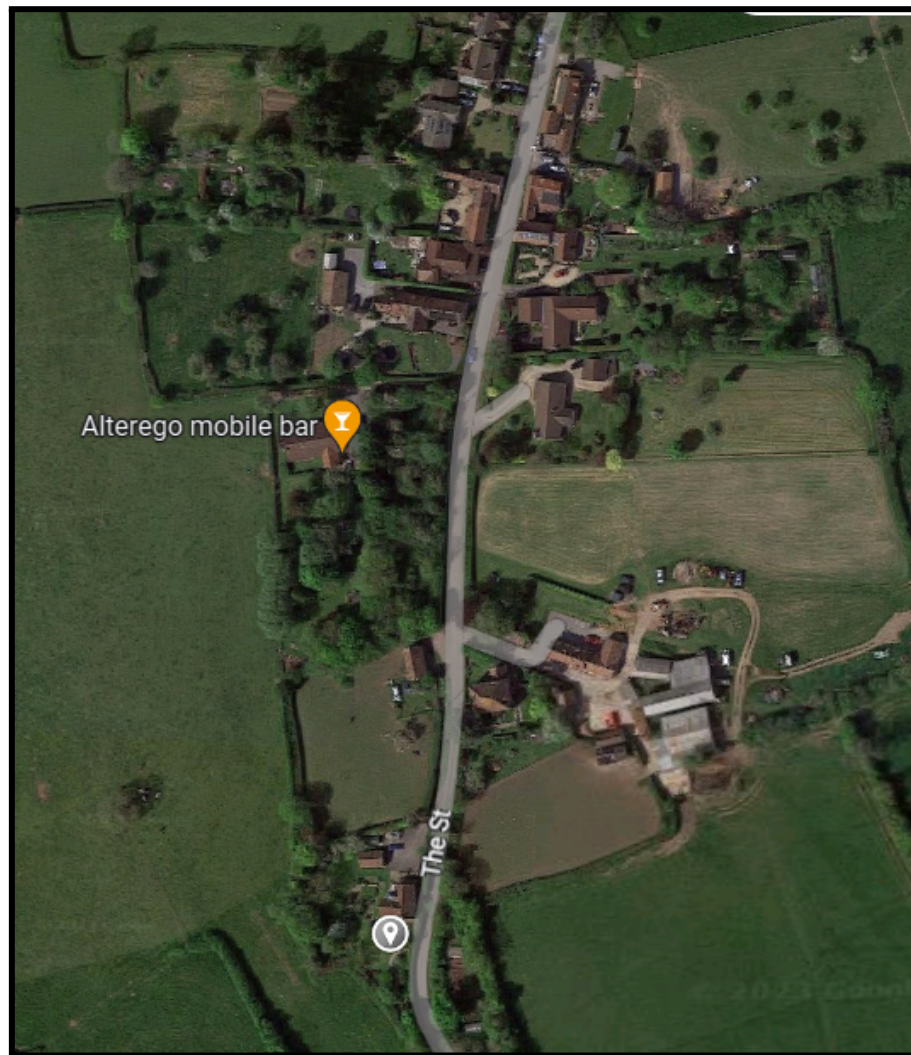
5. This full application proposes the demolition of the existing dwelling and garage and their replacement with a new Passivhaus dwelling and workshop/garage.
6. Supporting plans and appeal/application precedents are provided to demonstrate that the proposal is in accordance with both national and local planning policy and guidance. In addition, contributing specialist reports have been prepared. Contributing reports include:
  - Supporting drawings and Design and Access statement (prepared by Barefoot Architects);
  - Ecology Report (prepared by Abricon - April 2023)
7. This planning statement demonstrates how the proposal responds to the planning requirements set out in the National Planning Policy Framework (2021), North Somerset Core Strategy 2017, The North Somerset Development Management Policies Parts 1 and 2, 2016 and 2018.

# Site Context and Designations

## The Proposal Site

8. The application site is situated to the south of The Street and forms part of the linear development of Regil.

**Figure 1:** Aerial image map



9. The site contains a single residential property, with detached garage and access from The Street, within a good sized plot. The boundaries are formed with established native hedgerows and mature trees & vegetation.
10. The site is accessed from The Street by an existing vehicular access to the north of the eastern roadside boundary. This leads to an area of hardstanding, providing plenty of parking and turning space. To the north of the site is a paddock and Holly House,

another residential dwelling, and fields bound the site to the west and south. To the east is Laurel Farm and associated farm buildings and paraphernalia.

**Flood Risk**

11. The site is within flood zone 1, with a ‘low’ risk of surface water flooding.

**Planning Policy Map Designations**

- Within the Green Belt
- Outside a settlement boundary but within a village
- Parish of Winford.
- Zone C of the N Somerset & Mendip Bat Special Area of Conservation (SAC).

12. These considerations are discussed in the planning policy section of this report.

**Planning History**

13. According to the North Somerset planning application database, there have been x3 planning applications for this site, although two older ones reference a different name ‘Myrtle Cottage’.

Planning reference	Description	Decision and date
491/85	Extension to dwelling	Approved - 1985
98/2162	Relocation of existing stairs to a new circular stair rotunda	Approved - 1998
05/P/2508/F	Erection of 2 storey side extension	Approved - 2005 <b>NOT IMPLEMENTED</b>

# Planning Policy

14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

15. The North Somerset Core Strategy (CS) was adopted in 2017, the North Somerset Development Management Policies document part 1 (DMP) was adopted in 2016 and Part 2 in 2018. Also material to consideration is the National Planning Policy Framework 2021 (NPPF).

16. The relevant policies of the CS and DMP are set out below:

- CS1 - Addressing climate change and carbon reduction
  - CS2 - Delivering sustainable design and construction
  - CS4 - Nature Conservation
  - CS5 - Landscape and the historic environment
  - CS6 - North Somerset's Green Belt
  - CS9 - Green Infrastructure
  - CS11 - Parking
  - CS12 - Achieving high quality design and place making
  - CS33 - Infill villages, smaller settlements and countryside
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- DM8 - Nature conservation
  - DM9 - Trees and woodlands
  - DM12 - Development within the Green Belt
  - DM24 - Safety, traffic and provision of infrastructure, etc. associated with development
  - DM28 - Parking standards
  - DM32 - High quality design and place-making
  - DM42 - Accessible and adaptable housing and housing space standards
  - DM44 - Replacement dwellings in the countryside

17. There is an emerging local plan, however it is presently in its early stages and has not been released to the public for comment. It is not considered to carry any weight in decision making. Latest updates state; *Consultation on a revised local plan is now not expected to take place before Summer 2023 with submission for examination in Autumn 2023*

18. Other material policy documents include:

- Residential Design Guide Section 1 and Section 2
- North Somerset Parking Standards SPD (2021)
- North Somerset & Mendip Bats SAC SPD

## Planning Considerations

### **Principle of residential development**

19. The site is outside a defined settlement boundary and in the Green Belt. Policy CS33 restricts new residential development outside settlement boundaries and in the

countryside unless it falls within a list of exceptions that includes replacement dwellings.

20. Policy DM44 of the LP allows replacement dwellings subject to a number of criteria. The site complies with the requirements that it has existing lawful permanent residential use, has not been abandoned and is not a conversion from a non-residential building. The proposed replacement dwelling will be sited in the same curtilage.

21. Paragraph 149 d of the 2021 NPPF states that;

*'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: ...inter alia*

*(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*

22. The principle of the development is therefore acceptable.

### **Green Belt**

23. The site is in the Green Belt where policy DM12 of the LP allows replacement dwellings, provided they are not materially larger than the dwelling replaced. The policy sets out that a building will not be regarded as materially larger provided that it does not exceed 50% of the gross floor area of the original building.

24. Other considerations include design, bulk, height and floor space, siting and overall scale of development. Also visual character of the site and its surroundings, effect on open and rural character of the area, prominence and visual and physical impact.

25. For the purposes of the LP, the original building is defined as the building as existing on 26th July 1985 or for buildings constructed after this date, as so built. **The proposed replacement dwelling would have a floor area no greater than a 50% increase See DAS page 12.**

26. The replacement building largely remains on the same footprint of the existing dwelling. It is elongated on the first floor but narrowed in width. The existing first floor 'return' and double height 'rotunda' with prominent roof profile is absent which removes bulk and mass within the site and in views moving north and south along The Street.

27. The form and design of the building is simplified, with a single pitched roof, clean lines and materials in keeping with its context - light timber, green roof to the single storey elements.

28. DM12 states that proposals for domestic outbuildings and garages within existing residential curtilages are not considered to be inappropriate development and should be of a scale and height subordinate to the dwelling, small scale, single storey and not adversely affect the openness of the Green Belt.
29. There is currently a detached garage and greenhouse on the site. These are particularly visually prominent from the road given that they are sited into the site away from the northern boundary.
30. The garage will be re sited further to the west (and 'into' the site) and closer to the northern boundary. This significantly reduces its visual impact. As with the house, the design is simple, single storey, pitched roof with timber cladding. It remains subservient in scale to the proposed dwelling (and existing dwelling) and its re siting ensures no impact to the openness of the green belt. It incorporates a bat loft.
31. The proposal will not result in a disproportionate replacement of the original dwelling in terms of floorspace increase, height or bulk and therefore **does not constitute inappropriate development** in the Green Belt. it accords with policy DM12 of the LP and Section 13 of the NPPF.

#### **Character and Appearance**

32. As a replacement dwelling, there would be very little change to the character of the site. Whilst a more modern design, the site is in an area of scattered dwellings where uniformity of style relates mostly to the use of gable ends and pitched roofs. This is reflected in the design of the replacement dwelling which is based on a traditional Somerset longhouse.
33. Detailed consideration has been given to crafting the scheme in order to provide a development on the site which enhances the character of the area and achieves an excellent standard of design. The proposal is considered to accord with Policy DM32.
34. The NPPF recognises that significant weight should be given to design. Paragraph 134 states;  
  
*"Significant weight would be given to; outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings."*
35. The term "significant weight" is used very sparingly within the NPPF with reference only to; 1. supporting economic growth and productivity and 2. **Outstanding or innovative design**, thereby illustrating the level of importance given to outstanding or innovative design.



36. Great design is a focus of the DMP and we consider that significant weight should be given to the innovative design of the scheme and its eco credentials. The DAS provides a detailed breakdown of the design process inclusive of the involvement of specialist consultants.
37. The units proposed exceed the nationally described space standards and are considered to accord with policies CS2, CS12, CS13 DM32, DM37, DM42 and with the NPPF.
38. The design of the new dwelling would not result in harm to the character of the area and complies with CS12, DM32 and DM44 of the LP and the RDG Section 2.

### **Parking and highway Safety**

39. There is no change to the site access. There is ample provision for parking compliant with standards set out in the NSPS SPD. Cycle parking will be provided within the garage. EVC points will be provided and a bin storage area.

### **Impact on Neighbours**

40. The nearest neighbouring properties are a considerable distance away so there would be no impact on the living conditions of occupiers. Therefore, the proposal complies with the tests of the RDG Section 1 and would not result in a significant adverse impact upon the living conditions of neighbouring residents. It also complies with policies DM32 and 44 in this respect.

### **Trees**

41. There are a number of hedgerows and trees to the boundaries of the site and these will be retained. The new dwelling is proposed on a similar footprint as the existing, ensuring no impact to retained trees and hedges. New domestic scale planting is proposed within the site to better enclose the garden from road views.

### **Protected Species**

42. A Habitat Survey has been submitted in support of the application together with follow up bat emergence surveys. The latter confirmed that the existing dwelling is used as a day roost by low numbers of bats. A Bat Mitigation License (BML) will be required from Natural England.
43. A small area of well-managed amenity grassland and some/shrub garden planting will be removed. These offer poor ecological value and their loss will not have a significant impact on the biodiversity value of the site.
44. To clarify, all ponds on site will be retained.

45. Various mitigation measures are proposed within the PEA to ensure that various protected species are accommodated. This includes implementation of a CEMP, provision of House Martin Nests, BML, Protection of the pond during construction, installation of bee bricks. A bat loft is also included within the garage building.
46. Regard has been paid to the requirements of the Conservation of Habitats & Species Regulations 2017, the Natural Environment & Rural Communities Act 2006, policy CS4 of the Core Strategy, policy DM8 of the Sites & Policies Plan (Part 1) and the Council's Biodiversity & Trees SPD.

### **Sustainability**

47. Paragraph 9 of the NPPF notes that the sustainable objectives of the Framework are not criteria against which every decision can or should be judged. Decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
48. This proposal will result in the provision of carefully designed replacement dwelling within a small village location which will promote and benefit the local economy during construction and occupation.
49. The new dwelling will be designed to Passivhaus standards, utilising passive solar gain, minimising the use of steel and concrete, specifying materials with low embodied energy and a highly insulated timber frame. A green roof is proposed over the kitchen/dining area as well as bat/bird boxes, bee bricks and permeable paving.
50. Electric car usage is proposed and the scheme will be inclusive of electric vehicle charging points. Cycle storage is also provided as part of the proposal.
51. In addition to this additional native planting is proposed within the site, please see the submitted site plan for further details.
52. Environmentally, the proposal is exemplary and is considered to exceed the requirements of CS1 and CS2 of the Core Strategy.