



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

PLANNING STATEMENT

**APPLICATION FOR PLANNING PERMISSION FOR THE DEMOLITION OF
EXISTING DWELLING AND ERECTION OF 1NO. REPLACEMENT DWELLING
WITH PARKING AND ASSOCIATED WORKS**

Lance Cottage, Oxleaze Farm Road, Inglestone Common, South
Gloucestershire, GL9 1BS

August 2023



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1. Introduction

1.1. This Planning Statement is submitted on behalf of Harriet, Giles and Max Bleaken (*“the applicants”*) in support of an application for planning permission for the demolition of an existing dwelling and erection of 1no. replacement dwelling with parking and associated works at Lance Cottage, Oxleaze Farm Road, Inglestone Common, South Gloucestershire, GL9 1BS (*“the application site”*).

1.2. A full description of the proposal is below:

“Demolition of existing dwelling and erection of 1no. replacement dwelling with parking and associated works”

1.3. This Statement sets out the justification for the proposed development by reviewing the site and surroundings as well as summarising the relevant planning history. It will then demonstrate how the proposal complies with both national and local planning policies and that the replacement dwelling in this location is an entirely acceptable development for this site.

1.4. This Statement should be read in conjunction with the existing/proposed drawings prepared by R&J Consultants.

2. Background

- 2.1. The application site relates to the dwellinghouse Lance Cottage which was recently granted permission for use as a 2-bedroom dwellinghouse, after previously being used as a holiday let (ref: P22/06961/F).
- 2.2. The site is situated in a rural location on the northern edge of Inglestone Common. **Image 1** below confirms the location of the application site in its surrounding context.
- 2.3. **Image 2** shows the site in its immediate context. The dwellinghouse is located to the rear of the existing swimming pool and biomass boiler, which sit between Lance House and the dwellinghouse. A modest utility/boot room extension has been added to the dwellinghouse, which formed part of the P22/06961/F approval.
- 2.4. There is an existing vehicular access point into the site off the lane, located between Lance House and the existing stables, which runs around behind the existing barn. This is shown in **image 2**.
- 2.5. A photograph of the existing dwellinghouse is shown below in **image 3**.



Image 1: Location of the application site (source: Google Maps)

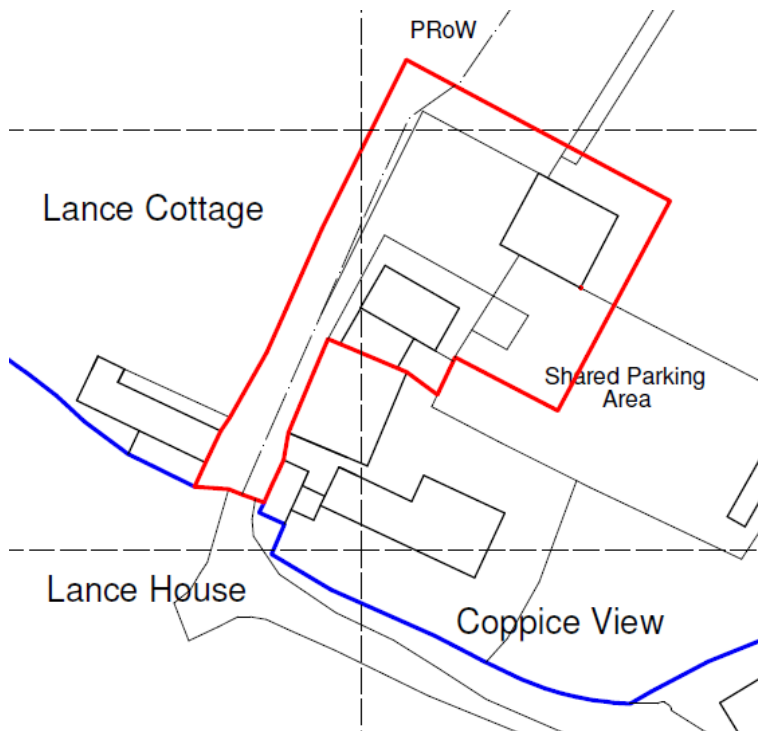


Image 2: The application site in its immediate context – Site Plan (drg: B12244 02)



Image 3: View of the swimming pool building (to left, with PV panels) and dwelling (to right)

- 2.6. South Gloucestershire Council's Policies Map has been reviewed and is shown in **image 4**. It shows that the site is not subject to any site allocations as part of the Local Plan, nor is it subject to any landscape designations. The site is also located outside of the Bristol/Bath Green Belt. The Policies Map confirms the site's location within the countryside (i.e. not within the urban areas) and also that it is adjacent to a Site of Special Scientific Interest (SSSI).
- 2.7. Oxlease Farm Road connects to the main common road that links the site to Hawkesbury Upton and Wickwar. There are two pubs (Beaufort Arms and The Fox Inn), many facilities including Hawkesbury Church of England Primary School, the village hall, a chapel and playground, and employment opportunities within walking/cycling distance of the site. There is also a post office and convenience store (Hawkesbury Stores). There are also bus stops located on the High Street in Hawkesbury with regular, daily services to Wotton under Edge (15 minutes) and Yate (20 minutes). The latter is a large town with many shops, facilities and services.
- 2.8. There are no buildings within 300m of the site which are listed or locally listed. The site is not within a Conservation Area, nor does it sit within the setting of one.
- 2.9. The Flood Map for Planning (shown in **image 5**) confirms the site is located in Flood Zone 1.

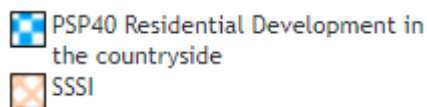


Image 4: Extract from the South Gloucestershire Council Policies Map

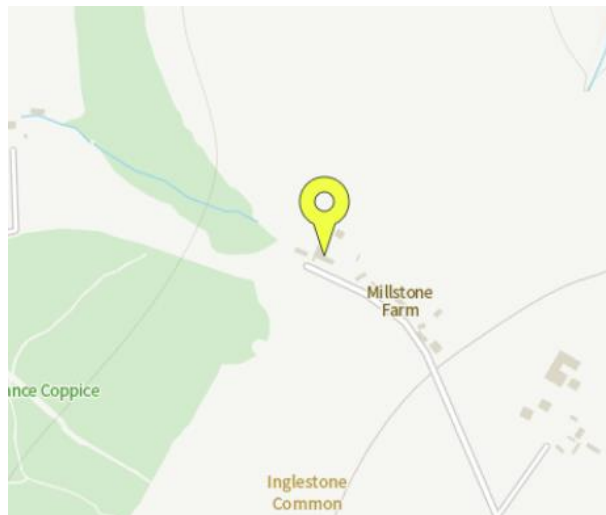


Image 5: Extract from the Flood Map for Planning

- 2.10. The application site has the following planning history, as listed in the table below. The planning history demonstrates that the site has had long-established residential uses on it.
- 2.11. The most recent permission to extend Lance House (P20/19020/F) has not been fully implemented but development has commenced. An application to discharge condition 4 relating to the EPS license was discharged on 23 May 2023 by the council. Application

P22/06581/CLE relates to Lance Cottage and confirms permission was granted on 21/02/2023 for the building to be used as a dwellinghouse. There is also an application recently submitted to extend Coppice View, which has yet to be determined.

Application	Proposal	Decision	Date
P23/02098/HH	Erection of two storey and single storey side extension and rear canopy to form additional living accommodation	To be determined	n/a
P22/06961/F	Erection of single storey extension to facilitate conversion of holiday let to form 1no. dwellinghouse (Class C3) with associated works.	Approved	21/02/2023
P22/06581/CLE	Continued use of annexe as separate dwelling (Class C3)	Approved	09/01/2023
P21/07615/O	Demolition of existing buildings. Erection of 2 no. dwellings (Outline) with access, layout and scale to be determined and all other matters reserved	Refused	02/03/2022
P20/19020/F	Erection of a single and two storey front extension to form additional living accommodation	Appeal Allowed	30/11/2020
PK05/0594/F	Conversion of existing outbuilding to form holiday let	Approved	08/04/2005
P98/1996	Formation of private horse riding arena and erection of hay store	Approved	04/08/1998

P97/2620	Formation of private horse riding arena and erection of hay store	No decision	n/a
P97/2330	Erection of double garage/workshop and covered swimming pool	Approved	26/06/1998
P91/1691	Erection of two storey side extension to provide store and study with two additional bedrooms at first floor level.	Approved	09/06/1991
N7880	Erection of a two storey side extension to provide Granny Flat. Erection of single storey rear extension and side entrance porch. (In accordance with agents letter dated 15th February 1982	Approved	04/03/1982

3. The Proposal

- 3.1. The proposal is for full planning permission for the demolition of an existing dwelling and erection of 1no. replacement dwelling with parking and associated works. The replacement dwellinghouse would be larger than the existing due to the applicants family size increasing. Access will be taken via the existing access point between the stable block and Lance House, and around the barn. The proposed layout is shown in **image 6** (an extract taken from the Site Plan [drg ref: B12244 06]) and confirms the position of the boundary treatments, private garden area and 2no. car parking spaces. These are shown in greater detail on the proposed site plan (drg ref: B12244 03).

Design Principles

Use

- 3.2. The proposed development comprises an entirely residential scheme consisting of a replacement dwellinghouse. The previous holiday let use was Class C3 and the current use is Class C3, therefore the Use Class will not alter as a result of the proposals. The site is directly adjacent to an existing residential use to the southwest in the form of Lance House. The use of the site for residential purposes will therefore complement existing neighbouring and on-site land uses.

Amount and Layout

- 3.3. The proposed amount of development consists of 1no. two storey replacement dwellinghouse with private garden area and 2no. allocated car parking spaces.
- 3.4. The proposed total internal floorspace accords with the Technical Housing Standards - nationally described space standards March 2015. The two storey, 4-bedroom, 8-person detached dwelling will be approx. 229sqm, comfortably meeting the minimum requirement of 124sqm for a 4-bedroom, 8-person dwelling.

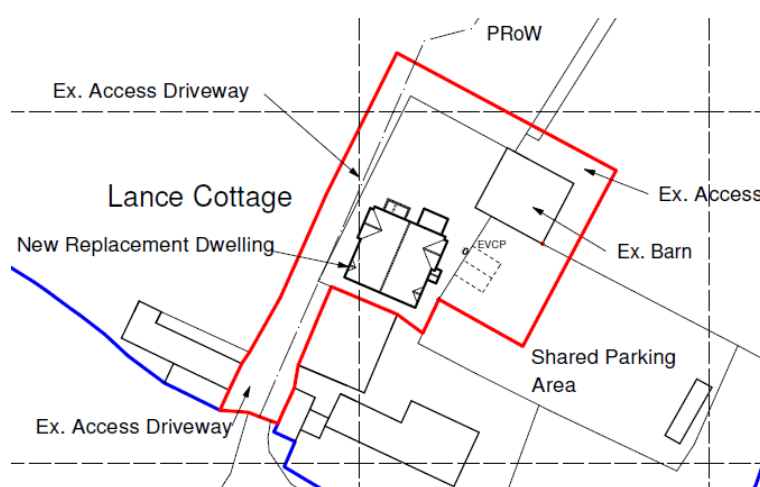


Image 6 – Proposed layout of the replacement dwelling and parking (extract from the Block Plan - drg ref: B12244 06)

- 3.5. The proposed dwelling is sited in the same location as the existing dwellinghouse which is proposed to be demolished in its entirety. The property will benefit from a private garden area of approx. 176sqm. The main access into the property would be from the rear, where the parking area is proposed. Two parking spaces served by an EV charging point are proposed to the rear of the property, as per the existing situation onsite.
- 3.6. In terms of the internal layout of the new dwelling, the property would have 4no. bedrooms (with 2no. ensuites), a family bathroom, kitchen/living areas, lounge, utility room, downstairs WC, study, larder, along with a playroom.
- 3.7. The dwelling will provide a minimum of two car parking spaces, in accordance with the South Gloucestershire Residential Parking Standards SPD (adopted December 2013) which states that for 4no. bedroom dwellings, a minimum of 2 parking spaces are required. A turning head is provided within the site so that vehicles can safely manoeuvre, and all leave the site in a forward gear onto the Inglestone Common road. An EV charging point will be provided.
- 3.8. There is ample space in the private garden areas for waste and recycling storage are to be provided, with easy access to the roadside from where waste and recycling collection will be taken.

Scale

- 3.9. The proposed replacement dwellinghouse is larger than the existing dwelling because of the applicants growing family size. The scale and massing of the proposal would be consummate with the character of the site, which has the two storey Lance House and Coppice View to the front and a mix of single storey and larger rural buildings to the rear. The scale of buildings along Oxleaze Farm Road are predominantly two storey. The proposed dwelling is also to the rear of Lance House and so can only be viewed in glimpses from the public realm.

Access

- 3.10. It is proposed that access to and from the site will be taken from the existing access onto the roadside, on the southern boundary of the site. This is shown in **images 2 and 6**, above. The existing access, has been in use for many years and therefore benefits from having an unfettered use. As such, it is considered this access point would best serve and utilise the site in terms of achieving the best layout. Use of this access would result in no need to propose any additional accesses which would require hardstanding to be laid and potentially greenfield land to be lost. Given this is an existing access used by the existing dwellinghouse, it is considered acceptable from a highway safety perspective.

Appearance

- 3.11. The proposed dwellinghouse would be of a cottage style appearance to blend in with its rural surroundings. Natural stone walling is proposed to the front and rear gable ends, and a smooth finish render on the rest of the property. Concrete pantiles are proposed to the roof, in-keeping with the roofscapes seen in the local area. Oak framed porches and a balcony are proposed, and windows would be upvc.

5. Planning Policy and Assessment

- 5.1. This section summarises the national and local planning policy and guidance relevant to the development proposal. The plan-led approach to development, as enshrined by Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to accord with the adopted Development Plan unless material considerations indicate otherwise.
- 5.2. The South Gloucestershire Development Plan comprises:
- South Gloucestershire Policies, Sites and Places Plan (adopted November 2017); and
 - South Gloucestershire Core Strategy (adopted December 2013).
- 5.3. Documents other than those that make up the Development Plan but which are material considerations to which differing weight is attached include:
- National Planning Policy Framework (NPPF) – Significant weight is attached to this document;
 - Residential Parking Standards Supplementary Planning Document (SPD) – adopted December 2013;
 - Sustainable Drainage Systems (SuDS) 2021 SPD;
 - Trees and Development Sites 2021 (SPD); and
 - Technical Advice Note (TAN) Assessing Residential Amenity (June 2016).

Principle of Development

- 5.4. **Paragraph 10** of the NPPF advises that so that sustainable development is pursued in a positive way, at the heart of the Framework is a *presumption in favour of sustainable development*. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay.
- 5.5. **Paragraph 38** of the NPPF advises that “*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and*

environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

- 5.6. **Paragraph 119** of the NPPF states 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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land”*.
- 5.7. The application site constitutes previously developed land (brownfield) as defined in **Annex 2** of the NPPF, which confirms this includes *“land which is or was occupied by a permanent structure, including the curtilage of the developed land”*.
- 5.8. The NPPF is supportive of development on brownfield sites for new homes provided they safeguard and improve the environment and ensure safe and healthy living conditions. The proposal would provide one net new self-build home that would comply with these requirements.
- 5.9. In regard to decision-taking **paragraph 11** of the NPPF advises that *“For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay.”*
- 5.10. The relevant local plan policies to residential development outside of settlement boundaries are restrictive. However, it should be noted both (**policies CS5 and CS34**) are out-of-date. **Policy CS5** of the Core Strategy states that *“In the open countryside, new development will be strictly limited”*. **Policy CS34** is the Council’s Rural Areas policy and affirms that the settlement boundaries will be maintained. The policy also sets out criteria that should be met to protect and conserve the countryside.
- 5.11. However, **policy PSP40** sets out the exceptions for new residential development in the open countryside which are as follows: rural housing exception initiatives, rural workers dwellings, replacement dwellings, and the conversion or re-use of existing buildings.

- 5.12. The proposal constitutes a replacement dwelling. It is therefore an exception for new residential development in the open countryside, and is assessed against criterion 3 of **policy PSP40** below:

“3) replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, within the same curtilage, and of design in keeping with the locality, and minimises visual intrusion in the countryside;”

- 5.13. Further, the policy states that:

“In all of the above circumstances, development proposals including any alterations, extensions or creation of a residential unit, will be acceptable where they do not have a harmful effect on the character of the countryside, or the amenities of the surrounding area.”

- 5.14. The subtext goes onto state at 8.36:

“It is essential that a replacement dwelling is sensitively designed and located, such that it is in keeping with and makes a positive contribution to, the character of the area and minimises intrusion in the open countryside. In order to achieve this, replacement dwellings should be of a similar size and scale to that which is being replaced.”

- 5.15. The proposed dwellinghouse will be larger than the existing due to the family size of the applicants. The existing dwelling is far too small for their family needs, hence the requirement for a larger property. The family lives on site with their other siblings and would like to continue to do so by building a larger house to suit their family needs. The development would also be a self-build.
- 5.16. The character of the existing built-form on the site and along Oxlease Farm Road has been considered and it is noted that it largely consists of two storey houses that have been incrementally extended over time.
- 5.17. The proposed replacement dwelling will be in the same curtilage as the existing dwelling and the footprint of the proposed dwelling will be very similar to the existing in terms of size. The new building will largely be hidden in views from Oxlease Farm Road, as it sits to the rear of Lance House. As the proposed dwelling would be of a similar size, scale and appearance to other dwellings in the locality it is considered that the proposal would not have a harmful effect

on the character of the countryside, and indeed it will make a positive contribution to the character of the area by removing an unsightly building.

5.18. For these reasons, the proposal is considered to be in accordance with key **policy PSP40**.

Design and Visual Amenity

5.19. **Paragraph 126** of the NPPF confirms that *“The creation of high quality 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.”*

5.20. **Policy PSP1** – ‘Local Distinctiveness’ requires new development to demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area / locality.

5.21. Core Strategy **Policy CS1** seeks to ensure high quality design with regards to siting, form, scale, height, massing, detailing, colour and materials that should be informed by and enhance the character and distinctiveness of an area.

5.22. The proposed dwellinghouse has been designed to be in-keeping with development in the local area. The size and scale have been informed by neighbouring properties.

5.23. In terms of appearance, the dwelling has taken design cues from the local area. This is shown by the use of natural stone on the gables, the oak framed porch and balcony structure, and also in the first-floor windows which sit at eaves level. The use of smooth render and concrete pantiles is also shown in the locality.

5.24. Overall, it is considered the proposal would respect the character of the locality and would ensure a high-quality design, in accordance with **Policy PSP1** of the PSP Plan and **Policy CS1** of the Core Strategy.

Residential Amenity

- 5.25. **Paragraph 130** of the NPPF states that planning decisions should ensure that developments create places with *'a high standard of amenity for existing and future users'*.
- 5.26. **Policy PSP8** of the PSP Plan states *'Development proposal(s) will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to):*
- a. loss of privacy and overlooking;*
 - b. overbearing and dominant impact;*
 - c. loss of light (daylight/sunlight);*
 - d. noise or disturbance; and*
 - e. odours, fumes or vibration'.*
- 5.27. The layout of the proposed development is similar to the existing in terms of where windows will face, and there is no existing overlooking issues. The dwelling has been designed sensitively so that there is only one window on the south elevation. Therefore, most windows proposed will offer views into the fields to the north and west, or the shared parking area at the rear of the house. The swimming pool building is between the new dwelling and Lance House which provides sufficient distance for there to be no loss of light/overshadowing into Lance House.
- 5.28. PSP Plan **policy PSP43** states that *'All new residential units (including those created by the change of use, development or sub-division of existing buildings), will be expected to have access to private amenity space'*. Minimum standards are set out: for 4-bedroom dwellings, a minimum of 70sqm should be provided. The proposed private garden for the dwellinghouse would measure more than 70sqm (176sqm) and so **policy PSP43** is satisfied.

Parking / Access

- 5.29. **Policy PSP16** and the **South Gloucestershire Council Residential Parking Standards SPD (March 2013)** set out the Council's minimum parking and cycle standards. For car parking for four-bedroom properties, a minimum of 2 spaces should be provided.

- 5.30. There is provision on-site for two car parking spaces and an EV charging point. In addition, three parking spaces and a visitor's space are retained for Lance House. This is in accordance with **policy PSP16** and also the **Residential Parking Standards SPD**.
- 5.31. There is ample space on the site for waste and recycling storage to be provided, with easy access to Inglestone Common. Waste and recycling collection will be from the roadside. Appropriate visibility splays can be achieved and vehicle frequency and speeds along this part of Inglestone Common are very low and so the proposal would not result in an adverse impact to highway safety. The proposal is therefore in accordance with **policy CS1** of the Core Strategy, **policy PSP16** of the PSP Plan and the **Residential Parking Standards SPD**.

6. Summary and Conclusions

- 6.1. The proposal is for full planning permission for the demolition of an existing dwelling and erection of 1no. replacement dwelling with parking and associated works at Lance Cottage, Oxleaze Farm Road, Inglestone Common, South Gloucestershire, GL9 1BS.
- 6.2. This Planning Statement and the existing/proposed drawings prepared by R&J Consultants, confirm that the proposal is wholly compliant with adopted policies in the Development Plan and the NPPF. It and the proposal would not have an adverse impact upon the residential amenity of neighbouring occupiers.
- 6.3. The proposed replacement dwellinghouse would enable the applicants to live in a larger home that meets their family living requirements and enables them to stay onsite with their siblings. The scheme is a high-quality design of a similar size, scale and appearance to other dwellings in the locality. The proposal would not have a harmful effect on the character of the countryside, and indeed it will make a positive contribution to the character of the area by removing an unsightly building.
- 6.4. The proposal would represent an efficient re-use of previously developed (brownfield) land amongst existing built form, provide ample private amenity space, and an acceptable level of off-street parking.
- 6.5. For these reasons the proposal is considered entirely acceptable and should be granted planning permission.