

SUPPORTING PLANNING STATEMENT

Hopview Cottage, Hill Top, Hunton, ME15 0QP

August 2023

SUPPORTING PLANNING STATEMENT

Change of use of land to residential garden and the demolition of a garage and outbuilding and erection of an annex

at

Hopview Cottage

Hill Top

Hunton

ME15 0QP

On behalf of

Ms Tracey Epps

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1. Introduction

- 1.1. This statement has been written on behalf of our client, Ms Tracey Epps, in support of an application for the regularisation of land to residential garden, the demolition of a garage and outbuilding and the erection of an annex at Hopview Cottage, Hill Top, ME15 0QP.
- 1.2. The proposed annex is for use by the occupants of Hopview cottage and their growing family to provide additional living space in association with the main dwelling.
- 1.3. The proposed annex building has been designed to appear subservient to the main dwellinghouse while providing adequate space for the applicant's needs. While the annex will provide additional bed space it will retain a strong functional need to the main dwelling through use of its facilities.
- 1.4. The existing house does not have sufficient space for the occupiers needs. The applicant's son and their partner have moved into Hopview Cottage and living space is constrained. Most of the occupiers work from home at least some of the time and there is currently no dedicated office space within the dwelling. The annex is sought to deliver additional living space to meet the needs of the applicant and their family while still being linked to the main house. Occupiers of the annex will require the main dwelling for kitchen and washing facilities and it is also intended for services including electrics, water, and foul water supplies to be linked to the main dwelling.
- 1.5. This planning statement considers the proposed development in relation to the context of the site, relevant local and national policies and all other material planning considerations.

Supporting documents

- P.3066.010.A Site Location Plan
- P.3066.020.A Existing Block Plan
- P.3066.030.A Proposed Block Plan
- P.3066.040.A Existing Floor Plans and Elevations
- P.3066.041.A Existing Floor Plans and Elevations
- P.3066.060.A Proposed Floor Plans
- P.3066.070.A Proposed Elevations

2. Site Context

- 2.1. The application site contains the applicants dwelling, Hopview Cottage on the north side of Hill Top Road and its associated land extended to 0.32 acres. To the south east of the dwelling is a dilapidated asbestos sheet clad garage building as shown below and to the rear is a smaller outbuilding.

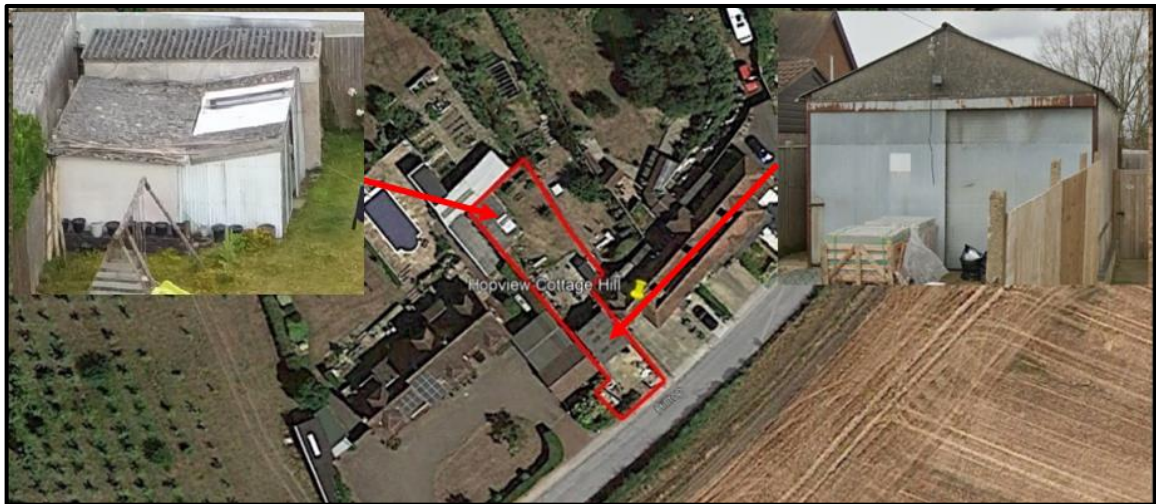


Figure 1: Extract from Google Earth showing the location of the site.

- 2.2. The site is surrounded on both sides by dwellings and their associated land. Access to the site is afforded by the host properties front driveway from Hill Top Road.
- 2.3. The site is outside any defined settlement boundary as shown on the Maidstone Borough Council policies map and is located approximately 1.8km from the settlements of Coxheath and Yalding. Thus, the site is classified as being within the countryside in planning policy terms.
- 2.4. The wider site is not subject to any further designations for planning purposes.

3. Planning History

- 3.1. The garage and outbuilding and their associated land were purchased by the applicant 6 years ago. The former use of the garage / outbuilding is unknown, however it appears the site previously included a number of outbuildings as shown below which may have been used for storage purposes.



Extract of site in 2015, courtesy of Google Earth.

- 3.2. The most relevant applications for the site are summarised below.

Planning application 19/502247/FULL – Plot K81213 Adjacent to Hopview Cottage

- 3.3. Planning permission was refused under reference 19/502247/FULL in July 2019 for the removal of an existing asbestos barn garage and hardstanding and erection of a detached 3-bedroom dwelling, with associated parking and landscaping. The application relates to the site and an extract of the proposed plans are shown below;

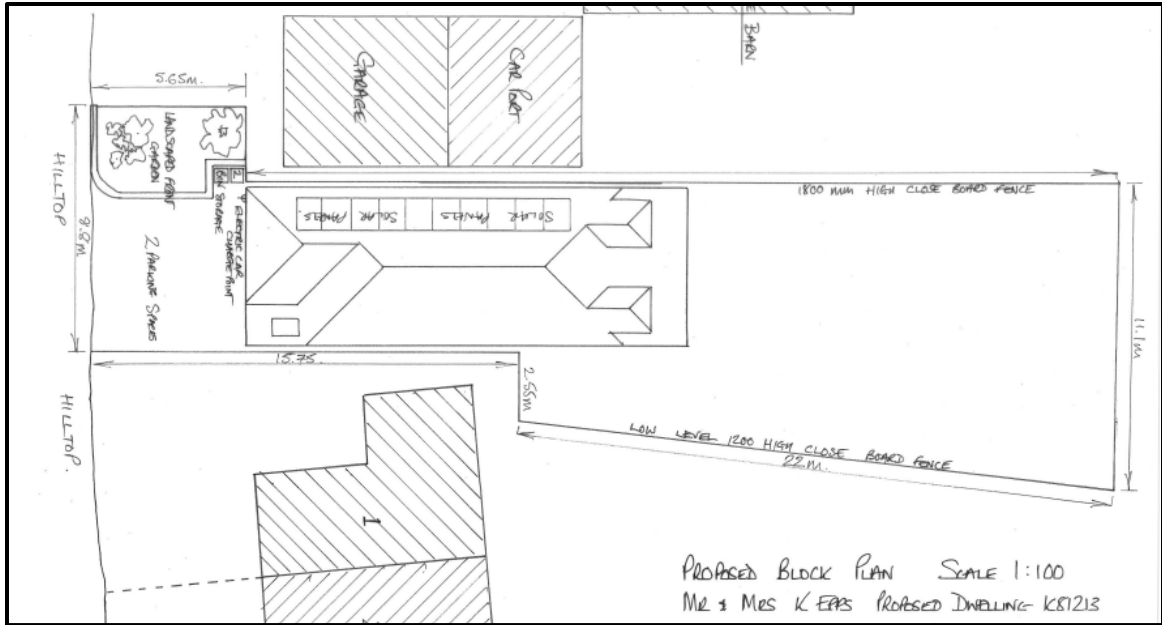


Figure 2: Extract of proposed block plan under reference 19/502247/FULL



Figure 3: Extract of proposed front and rear elevation under reference 19/502247/FULL

3.4. The application was refused on the following reasons outlined overleaf;

“(1) The proposal due to its scale, form, massing and siting forward of neighbouring properties would cause significant visual harm to the character and appearance of the surrounding area. The proposal for a substantial two storey house represents an uncharacteristic addition to a linear plot which would be detrimental to the spacious open character and appearance of the local area and would be contrary to policies SP17, DM1 and DM30 of the adopted Maidstone Borough Local Plan (2017) and Paragraphs 124, and 127 of the NPPF which aim to promote good design.”

“(2) The proposal represents an unsustainable development in a rural location which would require future occupants of the dwelling to be highly reliant on the use of private vehicles for their daily needs contrary to policy SS1 of the adopted Local Plan (2017).”

- 3.5. Despite the refusal, it is noted by the Council within the delegated report *“The single storey garage building at the site is scrappy looking structure that detracts from the visual appearance of the site and wider area.”* and the Officer recognised that *“I accept that visually the proposal would result in an improvement on what is currently at the site”* However, due the bulk of the proposal it was considered to be overall harmful addition to the locality.
- 3.6. It is further noted no concerns were raised in respect to residential amenity or the impact of the change of use of land to residential curtilage.
- 3.7. There are no further applications relevant within the site.

4. Proposal

Use

- 4.1. The application site is some 0.32 acres in size and contains the applicants dwelling and garden land along with the dilapidated garage and other outbuilding. The previous use of the garage / outbuilding and its associated land is unknown but may have been used for storage purposes. However, it has been used as residential garden land for the past 6 years.
- 4.2. This application seeks planning permission to change the use of land to residential garden land as outlined in the block plan and the demolition of an existing garage / outbuilding and its replacement with an annex. The land shown on the block plan within the dashed purple line as shown below has been used for residential purposes, with the fence line dividing the plots being removed six years ago.



Figure 4: Extract of proposed block plan

Scale & Amount

- 4.3. The proposal seeks to demolish the existing garage and another outbuilding which extend to 62.6 square metres and replace them with a 1 and a half storey annex accommodation. The existing garage to the front of the site extends to 4.5 metres in height and 2.8 metres to eaves with the proposed annex seeking to occupy the same area as the garage and extend to 5.8 metres in height and 3.5 metres in eaves.

- 4.4. The current garage is raised on a concrete pad and the proposal seeks to remove the concrete pad to allow the proposed annex to set on the same level as the host dwelling as can be seen below.

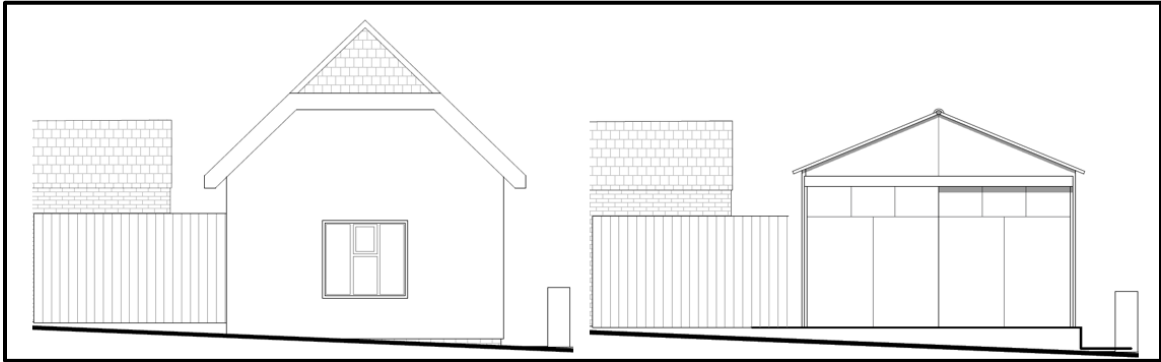


Figure 5: Extract of proposed (left) and existing garage (right).

- 4.5. The total footprint of the annex is 52.5 sqm, the garage and outbuilding to be demolished have a total footprint of 62.6sqm. As a result, the proposal will reduce the total footprint of development on site by 10.1sqm.
- 4.6. The proposed annex's ridge and eaves height would be set well below the adjacent properties as shown below. Therefore, the annex will appear clearly subservient to the host property.



Figure 6: Proposed annex street elevation

- 4.7. The proposal further seeks to change the use of the land shown within the dashed purple line on the proposed block plan, which would be incorporated into the existing property of Hopview Cottage. The plan below highlights the existing residential land surrounding the site and demonstrates how the proposed garden area would fit well given the context of the surrounding area.



Figure 7: Extract from Google Earth revealing surrounding land already under a C3 residential use.

Appearance

- 4.8. The existing garage to the front of the property is unsightly and as per the Council's comments in the previous application on the site *"is a scrappy looking structure that detracts from the visual appearance of the site and wider area."* The proposal seeks its removal and replacement with an annex which resembles the design of the host property and sits well within its plot appearance clearly subservient to its host property of Hopview Cottage.

4.9. The main dwellinghouse is comprised of brick covered in render with a plain tyle roof. In considering the most appropriate materials to utilise for the proposed annex, a material palette which is representative of the existing house was chosen to link and complement the main property. To this end, the proposed annex will comprise brick covered render and plan plain tiles for the roof to match the existing dwelling.

Layout

4.10. The building has been sited so it sits in a similar position as the existing garage to the front of the property. The annex has been designed to meet the applicants needs providing a living room, an office, bedroom and a bathroom. The facilities contained within it are considered to be appropriate for an annex seeking to provide additional living space which has connections to the main property.

4.11. An extract of the proposed layout is shown below.



Figure 8: Extract of proposed floor plans

Landscaping

- 4.12. As part of this proposal, the existing garage and associated paraphernalia including the steel mesh fencing, stored tubing and other materials will be removed. As detailed, the garage has already been recognised as harmful to the area and its removal will provide an overall enhancement to the site.

5. Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that for application for planning permission “a determination must be made in accordance with the development? plan unless material considerations indicate otherwise.”
- 5.2. For the purpose of this planning application, the Development Plan comprises the Maidstone Borough Council Local Plan adopted in October 2017 and supplementary planning guidance document residential extensions.
- 5.3. In addition to the development plan, the Government published the updated National Planning Policy Framework (NPPF) in July 2021. This Framework replaces previous National guidance, sets out the Government’s requirements and policies for planning in England and must be taken into account as material planning consideration. Of particular importance is Annex 1 of the NPPF, which sets out the weight to be afforded to existing development plan policies. Paragraph 219 states that *“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in Framework, the greater the weight that may be given).”*
- 5.4. This section of the statement highlights the relevant parts of the NPPF and Council’s development plan in respect of this application.

National Planning Policy Framework

- 5.5. The National Planning Policy Framework sets out the Government's requirements and policies for planning in England and must be taken into account as a material planning consideration in the determination of any planning application, as detailed within paragraph 2.
- 5.6. The core national objective for the planning system is to achieve sustainable development, with the foundation of the NPPF being the presumption that sustainable development should go ahead without delay.
- 5.7. The key objective of sustainable development is expressed within paragraph 7 to be *"...meeting the needs of the present without compromising the ability of future generations to meet their own needs"*.
- 5.8. Paragraph 8 refers to the three overarching objectives to sustainable development; as being economic, social and environment, which give rise to the need for the planning system to perform a number of roles:
- *"**An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - ***A social objective** – to support strong, vibrant and healthy communities, by ensuring that sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and*
 - ***An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including a low carbon economy."*

5.9. Paragraph 10 advises that “*at the heart of the Framework is a presumption in favour of sustainable development*”, with Paragraph 11(b) reiterating that for plan-making this means that “*strategic policies should, as a minimum, provide for objectively assessed needs for housing and other land uses, as well as any needs that cannot be met within neighbouring areas*”, and with Paragraph 11 (c) and (d) stating that for decision-taking this means:

c) “*Approving development proposals that accord with the development plan without delay; or*

d) *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning 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 proposed; or*

ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole.”*

5.10. The NPPF requires Local Planning Authority’s to approach decision-taking in a positive way, encouraging decision-takers to approve applications for sustainable development where possible (paragraph 38).

5.11. Paragraph 199 states that planning policies and decisions should promote an effective use of land in meeting the need for homes but also other uses. The annex will provide additional living space for the occupants of Hop View cottage utilising land which is currently not in active use. Therefore, the proposal seeks to make the best use of under utilised land for purposes related to the host dwelling.

5.12. Section 15 of the NPPF requires that the natural environment is conserved and enhanced. This proposal seeks to enhance the local area by removing the garage and associated paraphernalia which is harmful to local character, while also providing a residential garden land which will provide the ability to host more biodiversity than concrete buildings and hardstanding. It is not considered that the proposal would harm the local environment or have a significant impact on the local landscape.

5.13. The NPPF identifies that good design is a key aspect to sustainable development (paragraph 126), with Paragraph 130 detailing that planning policies and decisions should ensure developments:

- a) *“Will function well and add to the overall quality of the area;*
- b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting;*
- d) *Establish or maintain a strong sense of place;*
- e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and*
- f) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future.”*

5.14. Paragraph 130 focuses on high quality designs and requires that planning decisions should aim to;

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) 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; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 5.15. This proposal seeks to ensure that the annex will be readily integrated into the site appearing clearly subservient to the host property while being sympathetic to its rural surroundings.
- 5.16. Overall, it is submitted that the proposal constitutes sustainable development, having regard to the policies within the NPPF when taken as a whole.

The Development Plan

- 5.17. With regards to this application the policies of the Maidstone Borough Local Plan 2017 are applicable and form part of the policy considerations for the site and the proposal.
- 5.18. The Maidstone Local Plan aims to deliver sustainable growth while also protecting and enhancing the boroughs historical and natural assets.
- 5.19. At a local level Policy SP17 is the strategic policy relevant to the development in the countryside and states (amongst others) that *“Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character of the area;..”*
- 5.20. Local Policy DM1 details the principles of good design and requires development within garden land that creates a new building to meet the following criteria:

“i. The higher density resulting from the development would not result in significant harm to the character and appearance of the area;

ii. There is no significant loss of privacy, light or outlook for adjoining properties and/or their curtilages;

iii. Access of an appropriate standard can be provided to a suitable highway; and

iv. There would be no significant increase in noise or disturbance from traffic gaining access to the development”

- 5.21. To this end, the proposed annex has been carefully designed to ensure that it would be in keeping with the wider area, in terms of its detailed design, and subservient to the main dwelling.
- 5.22. Policy DM3 seeks the protection and enhancement of the natural environment; this includes (amongst others) seeking to protect landscape character and enhancing biodiversity. The proposal includes biodiversity enhancements including the provision of additional hedgerow around the boundary of the wider site. The existing trees and hedgerows owned by the applicant but located outside the application site will be readily maintained to ensure there is an overall enhancement to biodiversity.
- 5.23. Policy DM9 provides guidance relating to residential extensions, conversions and redevelopment of sites within the built-up area. Redevelopment of a residential property is considered to be acceptable provided the built form respects the character of the street scene and its context, the boundary treatment would be retained/reinforced and provided there would not be a detrimental impact on the amenities of adjoining residents and sufficient parking is provided.
- 5.24. Policy DM30 seeks to achieve a high-quality design in all new development in the countryside, while also ensuring that the local distinctiveness of the area would be maintained or enhanced. The type, siting, material mass and scale of development should maintain or enhance local distinctiveness
- 5.25. Policy DM33 considers the change of use of agricultural land to domestic garden land and states that planning permission will be granted for a change of use of agricultural land to domestic garden if there would be no harm to the character and appearance of the countryside and or the loss of the best and most versatile agricultural land.

Residential Extensions Supplementary Planning Document ('SPD') (2009)

- 5.26. The Residential Extensions SPD is clear that outbuildings should not have a detrimental impact on the space surrounding buildings and that *“they must be smaller in scale and clearly ancillary to the property”*.
- 5.27. This is expanded upon within the SPD and it is noted that there is a requirement that *“garages and other outbuildings should be subservient in scale and position to the original dwelling and not impact detrimentally on the space surrounding buildings or the street scene by virtue of their scale, form or location”*
- 5.28. The guidance provided within the SPD has been taken into account within the preparation of this application, and it is clear that the annex is subservient in scale, position and form to the main dwelling. This is detailed further within the following sections of this Statement.

6. Planning Considerations

- 6.1. As already detailed, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *“a determination be made in accordance with the plan unless material considerations indicate otherwise.”*

Principle of Development

- 6.2. For the purposes of this application, Policy SP17 is the principal policy which considers rural development within the countryside. The policy states that development within the countryside will not be permitted unless it accords with other policies within the Local Plan and any development must not result in harm to the character and appearance of the area.
- 6.3. Policy DM30 seeks to achieve a high-quality design in all new development in the countryside, while also ensuring that the local distinctiveness of the area would be maintained or enhanced. The type, siting, material mass and scale of development should maintain or enhance local distinctiveness.
- 6.4. The annex is proposed is to be sited where the existing dilapidated garage is situated which the Council previous considered to detract from the character of the area. The annex will be greater in height than the existing garage but overall represents a reduction in footprint when compared to the existing garage and outbuilding proposed to be demolished. Furthermore, the eaves and ridge height will be set lower than the main dwelling so it will be subservient to the adjacent host dwelling and will utilise a material palette which will ensure it doesn't appear incongruous within the area. As a result, the proposal represents an enhancement compared to the current site and will help to enhance the character and appearance of the area. Therefore, the proposal is considered to comply with policy SP17 and DM30 of the local plan.
- 6.5. While this application does not seek to provide a separate residential unit, it is considered relevant to compare the scheme to the previous application which sought a new dwelling on the site under reference 19/502247/FULL. In particular, it is noted the Officer within the delegated report raised concerns stating;

“The dwelling proposed would replace this building with a two storeys property which would substantially increase the form, height and depth of built development at the site. The resulting proportions of the dwelling when viewed in the context of the site and its semi-rural location would appear overly large and in this sense incongruous.”

- 6.6. The previous dwelling would have been 6.9 metres above ground level with eaves at 4.4 metres with a width of 5.7 metres and a depth of 16 metres. As detailed, the proposal 5.8 metres in height and 3.5 metres to the eaves with a depth of approximately 10.2 metres, representing a significant reduction in scale and bulk.
- 6.7. While as stated this application seeks an annex ancillary to the main dwelling on Hopview Cottage it is submitted that the drastic reduction in size compared to the previous proposal overcomes the Councils previous concerns in respect to scale and bulk and results in a development which is far more modest and in proportionate within the site.
- 6.8. Policy DM33 considers the change of use of agricultural land to domestic garden land and states that planning permission will be granted for a change of use of agricultural land to domestic garden if there would be no harm to the character and appearance of the countryside and or the loss of the best and most versatile agricultural land.
- 6.9. While the proposal does not seek to change the use of agricultural land to residential garden land the previous use of the site is unknown and thus it is considered relevant insofar as the potential impact on the change of use of land to domestic garden land and will be assessed as such.
- 6.10. It is clear the majority of the site has been used as garden land ancillary to that of Hopview Cottage for years. Since the applicant purchased the plot from the previous owner six years ago, the fence line dividing the plots were removed and the garden used for purposes ancillary to the main house.
- 6.11. As demonstrated in section 4, the site is surrounded by residential uses and thus the change of use of the land would not be out-of-keeping with the area. Given the central location of the site in context with the residential development in the area it would not result in any harm to the character or appearance of the countryside.



Figure 9: Extract of Google Earth images of site.

- 6.12. Given the small size of the plot, its current use for residential garden purposes and its location amidst other residential and garden uses it is highly unlikely to be used for any other purposes than for residential use. As a result, it is considered the proposal would comply with the local plan policies.
- 6.13. Additionally, it is submitted that the proposed development would undoubtedly comply with the requirements of Paragraph 7 of the NPPF in “*meeting the needs of the present without compromising the ability of future generations to meet their own needs*”, and the three overarching objectives of sustainable development, namely:

An Economic Objective

- 6.14. It is clear that national planning policy seeks to boost the economy and bring under-utile buildings back into use. Furthermore, the ‘Plan for Growth’ published by HM Treasury in March 2011 confirms that a successful construction industry is vital for sustainable growth in the UK.
- 6.15. This application would require building materials and the services of trades-people during construction stage, with a number of economic benefits likely to be felt at a local level.
- 6.16. It is therefore submitted that there would be no negative impacts on the economy as a result of this proposal.

A social objective

- 6.17. National and local planning policies and guidance recognises that there is a need for a mixture of housing within any area to support communities and their individual needs.

6.18. The provision of the annex at this property will enable the applicant and their family additional living space which will meet their individual needs. As detailed, the applicant's son and their partner have moved back into Hopview cottage. The existing dwelling does not have adequate living space for the number of occupiers and as a result, an additional bedspace and office is needed, particularly as many occupiers work from home and there is no dedicated office facility within the house. It is therefore submitted that there are no known social disadvantages as a result of this proposal.

Environmental benefits

6.19. The proposal seeks to make use of sustainable and durable materials, and the annex has been carefully designed and orientated to make the best use of the site.

6.20. In terms of landscaping, the proposal will result in the demolition and removal of a unsightly garage building and associated paraphernalia and some minor landscape benefits through the removal of hardstanding and incorporation of a landscaped garden.

6.21. It is therefore submitted that the proposed annex building would seek to protect and enhance the natural and built environment through the provision of a well-designed residential annex which will be readily integrated into the application site.

6.22. In light of the above consideration, it is clear that the proposed development would not result in any adverse impacts when considering the economic, social and environmental merits of the proposal.

Appearance and character

6.23. Section 12 of the NPPF identifies that the Government attaches great importance to the design of the built environment and that new development should contribute positively to making places better for people. This is supported within policy at a local level.

6.24. The Councils residential extensions SPD expects residential outbuildings and annexes to be subservient in scale and position to the original dwelling and not impact detrimentally on the space surrounding buildings or the street scene by virtue of their scale, form or location.

- 6.25. To this end, the annex has been designed taking into account the material palette of the existing dwelling and seeking to ensure that its proportions are subservient to the main dwelling.
- 6.26. The annex is one and a half storeys and located within close proximity to the main dwelling, where it will be viewed as a subservient addition to the main house.
- 6.27. It is therefore submitted that the design of the annex complies with national planning requirements and detailed local plan policies; including DM1, DM9 and the Residential Extensions SPD, and that the proposed outbuilding will be readily integrated into its surroundings.

7. Other material considerations

7.1. It is also presented that, in relation to the following material considerations for this application, there would not be any adverse impacts of the proposal which would significantly and demonstrably outweigh the benefits, in accordance with the NPPF;

- Residential amenity, including existing neighbours and prospective occupiers;
- Parking and Highways;
- Flood risk;
- Contamination;

7.2. These matters are considered below.

Amenity

7.3. National and local planning policy and guidance requires that any living accommodation is sufficient in size for the needs of the occupants. Policy DM1 requires development proposals to respect to amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development. Development should not result in overlooking, visual intrusion or unacceptable loss of privacy or light to neighbouring properties.

7.4. As detailed throughout this Statement, this application seeks to provide an annex building, incidental to the main dwelling. It is not proposed to provide a separate dwellinghouse, and there will be strong functional links between the use of the annex building and the main dwelling.

7.5. To this end, it is submitted that the proposed annex is of a sufficient size to provide suitable habitable space accommodation for the applicant and her family whilst ensuring that it is of an appropriate scale.

- 7.6. The annex building is of a one and a half storey form and its presence will not result in any direct overlooking or loss of light to neighbouring properties, having regard to its proposed siting and the existing boundary treatments. The residential use of the annex would be compatible with surrounding and neighbouring residential uses.
- 7.7. Therefore, the proposal will comply with national and local planning requirements.

Parking and highways

- 7.8. Paragraph 111 of the NPPF advises that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe”*.
- 7.9. The main dwelling benefits from an existing vehicular access and hardstanding area from Hill Top Road. There is no separate access proposed to the annex, which will be accessed in the same way as the main dwelling.
- 7.10. The current proposal seeks additional living space with no additional car parking spaces and thus there will be no change in the number of vehicle movements on the local highways network as the annex will be used solely by existing occupiers of Hopview Cottage.
- 7.11. The site currently provides good access and adequate space ensuring it is safe to manoeuvre, enter and exit the site at all times. Two parking spaces exist on the site and there are no changes proposed to this.
- 7.12. It is therefore considered that there would be no detrimental impacts on highway safety as a result of these proposals.
- 7.13. Therefore, it is not considered that there will be a detrimental impact on parking at the property or the highway as a consequence of this application as the amount or type of traffic which enter, exit and park at the site will not alter as part of this proposal.

Flood risk

- 7.14. The application site is within an area recognised as being at very low risk from flooding from rivers and seas, as shown on the map extract from the Governments flood map for planning in Figure 10.

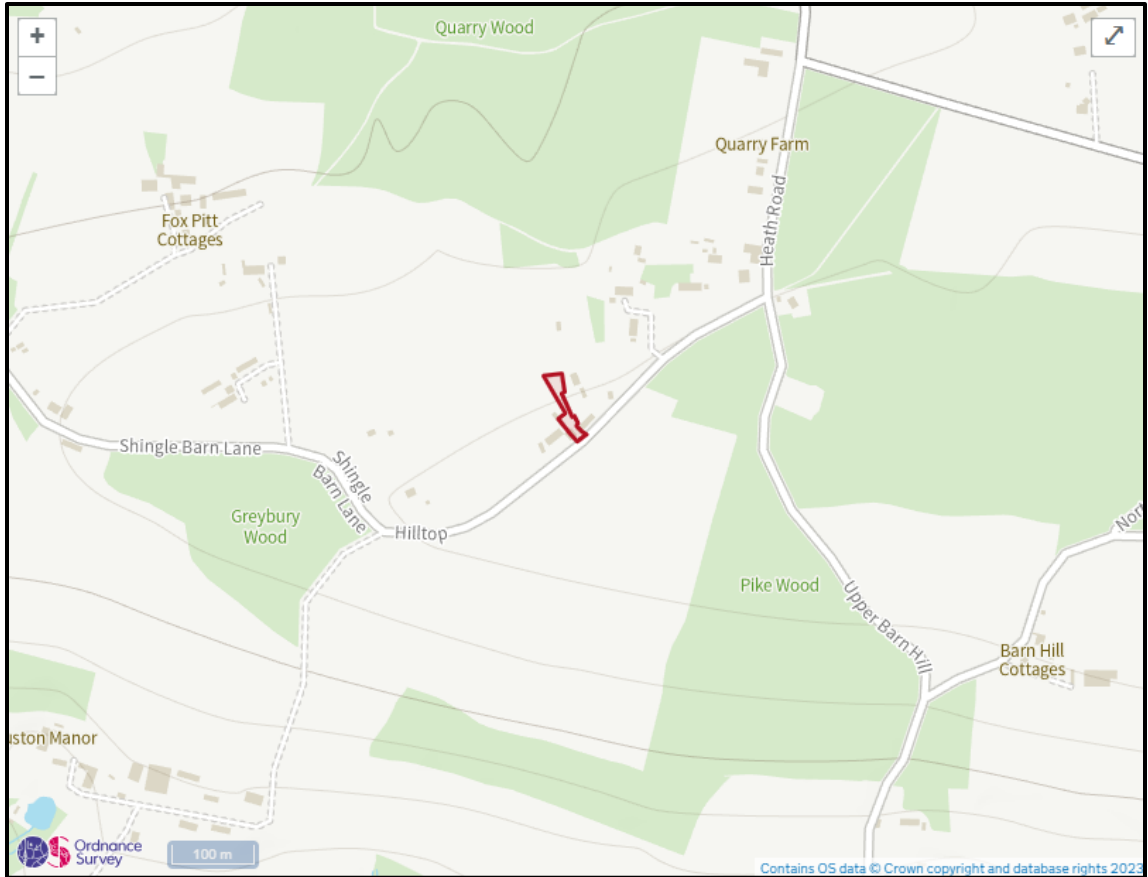


Figure 10: Extract from the Governments flood risk map for planning.

Contamination

- 7.15. Paragraph 183 of the NPPF advises that planning policies and decisions should ensure that “a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities...”.
- 7.16. With, Paragraph 184 of the NPPF being clear that where a site is affected by contamination issues that the responsibility for securing a safe development rests with the developer and/or landowner.

- 7.17. The Government's website clarifies that 'contaminated land' is used in general terms to describe land polluted by heavy metals, oils and tars, chemical substances, gases, asbestos or radioactive substances. It also clarifies that the legal definition of contaminated land includes substances that could cause significant harm to people or protected species, and/or significant pollution of surface waters or groundwater. Paragraph 003 of the 'land affected by contamination' section of the National Planning Policy Guidance identifies that Part 2A of the Environmental Protection Act 1990 provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. Paragraph 004 says contamination is more likely to arise in former industrial areas but cannot be ruled out in other locations including in the countryside.
- 7.18. There are no known contamination issues at the site and the use is not vulnerable to contamination.
- 7.19. It is therefore submitted that there would not be any unacceptable risks from contamination and the development would be appropriate to its location, in accordance with national planning policy.

8. Conclusion

- 8.1. In summary, this application seeks to provide a modest annex ancillary to an existing dwellinghouse and expansion of residential curtilage, sympathetic to the siting of this established dwelling within the countryside. The proposal seeks to remove an outbuilding and the dilapidated garage from the front of the site which has previously been found to be not in keeping with the character of the area.
- 8.2. The proposal offers an enhancement to the site by way of the removal of the dilapidated garage and paraphernalia and the erection of a subservient annex which will match the character of the existing host dwelling contributing to the vernacular of the locality.
- 8.3. It is therefore considered that the proposal is in accordance with the National Planning Policy Framework and policies within the local plan. The applicant is happy to accept any suitably worded conditions tying the annex to the main house.
- 8.4. It is therefore respectfully submitted that this proposal should therefore be approved.