

Planning Statement (including Water Management Statement) by [AddisonRees Planning Consultancy Ltd](#)

Description: Replacement dwelling

Location: Stables at Lucy's Farm, Callow Hills, Rock, Bewdley,
DY14 9XG

Applicant: Mr J Kelly

October 2023

1.0 Introduction:

1.1 This is a full application for the construction of a replacement dwelling at the property known as Stables at Lucys Farm in Callow Hill.

1.2 The Stables at Lucy's Farm is a certified independent residential dwelling, having been certified under application 21/0960/CLE, and is located within a predominantly residential area of Callow Hill.

2.0 Drawings and Plans/Technical Documents Submitted

2.1 The following has been submitted as part of this application:

- Location Plan
- 4283-01B Proposed Plans
- 4283-02 Existing Plans
- Planning Statement (including Water Management Statement)
- Energy Statement

3.0 Planning History and Background of Development

3.1 The existing residential dwelling on the site was granted permission through the Certificate of Lawfulness procedure, application reference 21/0960/CLE. A subsequent application, reference 23/0438/FUL granted permission for an enlarged garden area to serve the residential property.

3.2 This application seeks permission for the construction of a replacement dwelling on the site. As the name suggests, the existing property are former stables, which do not provide a high-level of amenity or energy efficiency. The proposals seek the demolition of the existing property and adjoining buildings, and the construction of a small single bungalow on the site, moved marginally forward away from the existing landscaping along the western site boundary. The existing vehicular access serving the property would remain unchanged.

3.3 The site is not located in the Green Belt, or within a conservation area or what could reasonably be considered the setting of any heritage asset. The site adjoins the established residential area of the village, and is not subject to any specific landscape designation.

4.0 Policy Background

4.1 The development plan consists of the Wyre Forest District Local Plan (2016-2036).

4.2 Policy SP.2 confirms that the Spatial Development Strategy and the site allocations in the Plan (as described by Policies SP.3 – SP.6) are based upon a number of principles. It confirms that development beyond settlement boundaries will be controlled and limited to certain types of development, which includes replacement dwellings.

4.3 Policy SP11.3 is concerned with replacement dwellings in locations outside of defined settlement boundaries and confirms that the replacement of an existing dwelling will be permitted where the following criteria is met, with commentary provided:

a. The dwelling is subject to residential use and has not been abandoned.

- The existing residential dwelling on the site was granted permission through the Certificate of Lawfulness procedure, application reference 21/0960/CLE. It is still occupied by the applicant currently as their sole residence.

b. The replacement dwelling is in the same or less prominent position as the original with curtilage only being amended if required by re-siting, landscape enhancement, vehicular safety or neighbour amenity.

- The proposals do not seek to change the curtilage to the property as approved under application 23/0438/FUL. The siting of the proposed replacement dwelling would overlap the existing, albeit moved slightly forward in the plot away from the existing landscaped western site boundary.

c. The replacement dwelling should not be materially larger than the one it replaces. In this respect the District Council will apply the following size criteria;

i. If the dwelling is in its 'original' form – the existing size plus 20% floorspace increase;

ii. If the dwelling has been extended beyond its original form – the existing size.

- The proposed replacement dwelling is a very modest two-bed bungalow, with a low eaves and ridge height, extending to 98sq.m. As shown on the submitted plans, the proposals would result in an overall reduction in built volume on the site from the existing situation. As such, the proposed replacement dwelling would not be materially larger than the existing buildings it would replace.

4.4 The proposals would comply with Policy SP.11 and represent a sustainable replacement dwelling and acceptable form of development in this location.

4.5 As set out under Policy SP.9, the Housing Needs Survey (September 2018) highlights a significant need for two-bed properties. The proposed dwelling would generally be more affordable, and appeal to both older residents looking to downsize, as well as first-time buyers. In this first instance, the proposed replacement dwelling would provide significantly better accommodation for the applicant who has lived at the site for a number of years.

4.6 Policy SP.20 is concerned with design and local distinctiveness, as is Policy DM.24 which includes a range of criteria that development proposals should demonstrate in order to promote high design quality. A discussion on some of the relevant criteria of Policy DM.24 can be found below:

a) Siting and layout

- As a replacement dwelling scheme, the siting and layout is significantly dictated by the existing building. The proposals include the provision of glazing along the south and east facing elevations so as to benefit from suitable passive solar gain, in order to minimise reliance on artificial heating and lighting. The rear roof slope of the building (facing south-west) offers the ability for the installation of solar panels.

b) Relationship to Surroundings and to Other Development

- The proposals do not seek to change the relationship of the existing dwelling to the surrounding development. The proposed bungalow is relatively simple in character and reflective of the existing character of the building. The proposals would harmonise with the surrounding predominately residential land uses, and not result in any increase in the number of dwellings on the site.

c) Neighbouring Amenity

- The proposals have been designed and sited so not to have any detrimental impact on the amenity of any neighbouring properties, in terms of loss of light or privacy. As a low level bungalow with ground floor openings only, the proposals would not have any detrimental impact on the amenity of any neighbouring properties in terms of loss of light or privacy.

f) Flexible Design

- The proposed bungalow offers a flexible design with solely ground floor accommodation, and the ability for future adaption and extension.

i) Detailed Design and Materials

- The proposed replacement dwelling seeks to harmonise with the character and appearance of the existing buildings and surroundings, utilising cedar timbe cladding to complement the surrounding built environment, and represent a high-quality design.

j) Appropriate Facilities

- The proposals would provide off-road parking spaces in front of the dwelling, with the ability to provide suitable cycle storage within the plot.

k) Landscaping

- The proposals do not impact on any existing landscape feature, with the ability to provide additional landscape planting within the plot as part of the proposed development.

m) Creating a Safe and Secure Environment

- The proposals would see the replacement of the single dwelling on the site, that lies adjacent to existing residential properties to the west. The proposals would improve natural surveillance of the surroundings, given the increase in openings proposed from the existing dwelling.

4.7 The proposals would create a small flexible home, with adaptable floorspace to meet the changing needs of occupiers. The internal accommodation would not need to be compromised as it is within the existing dwelling.

4.8 The proposed dwelling would benefit from passive solar gain, through inclusion of suitable areas of glazing, which the existing property does not achieve, given its nature and position. Furthermore, the proposed dwelling would incorporate renewable energy facilities as set out in the submitted Energy Statement. The proposed new build dwelling would be much more energy efficient than the existing property, which was not originally constructed for habitable

accommodation. The proposed replacement bungalow can be properly insulated with a ‘fabric first’ approach, to achieve high heat retention values.

4.9 Paragraph 8 of the NPPF sets out the three dimensions to sustainable development – economic, social and environmental objectives. The proposed development’s contribution to each of these three objectives is discussed below.

4.10 Economic role – the site represents the ‘right type’ of land, available in the ‘right place’ and at the ‘right time’ to support a replacement dwelling, in an established residential area. The provision of the replacement dwelling would help continue support existing local facilities through custom. The proposed construction works would provide initial construction jobs, with the property also requiring on-going maintenance and relevant servicing, thereby supporting local trades. Given the scale of the proposals, it would be reasonable to assume that this would be a local building firm, utilising local trades, workforce and supply chains, thus contributing to the local economy. Further ongoing economic benefits through Council Tax would also be realised. The proposals would positively contribute to this objective.

4.11 Social role – the proposed development would provide residential accommodation which would help meet the housing needs of the present and future generations, in particularly the evidenced need for small properties, and those suitable for occupation by persons with mobility concerns. The proposed dwelling would be well situated to help support the various local services and facilities. Furthermore, the proposals would provide a high-quality built environment. The proposals would positively contribute to this objective.

4.12 Environmental role – the proposed development can be delivered without harm to the natural environment, representing the sustainable redevelopment of a brownfield site. The development would not result in the loss of the most versatile and agricultural land. Furthermore, the proposed development would help to minimise pollution and adapt to climate change including moving to a low carbon economy by providing a highly energy efficient dwelling that incorporates renewable energy within a sustainable location, where the future occupiers would have access to a range of services and facilities by means other than the private car. The proposed development would preserve and enhance the surrounding built and natural environment, and can lead to an improvement in biodiversity habitat. The proposals would contribute to this objective.

5.0 Access and Highways

5.1 The proposals do not seek to alter the existing and established vehicular access into the site from the A456 highway. As shown on the submitted plans, the proposed replacement dwelling would be served by a suitable parking and turning area directly in front of the property, that can accommodate at least 2no. cars. Level access is then provided from the parking and turning area to the dwelling.

5.2 The proposals would provide suitable off-road parking and turning facilities to serve the dwelling, in accordance with the latest WCC Highways guidance. The proposals can include the provision of covered secure storage for bicycles, as well as an electronic vehicle charging point.

5.3 The provision of a replacement dwelling on the site would not have an adverse impact upon the surrounding highway network; generate significant levels of vehicular movement; or result in any harm to highway safety.

6.0 Landscape and Biodiversity

6.1 The proposed replacement dwelling scheme has no impact on any existing landscape feature, or the landscape character of the locality in accordance with Policy DM.26. As shown on the submitted plans, the existing boundary landscaping is retained, with the proposed replacement dwelling overlapping the footprint of the existing it is to replace.

6.3 As shown in the photographs provided in Appendix A, the existing building does not provide suitable habitat for bats, given the metal sheet roof covering and open nature of the building, that does not provide a secure stable environment for bats. The remainder of the application site consists of hardstanding / yard area. In accordance with Policy SP.23 and paragraph 180 of the NPPF, specific habitat enhancements are incorporated into the development, at a scale commensurate to the proposed development, in the form of a bird nest box to the south-facing gable; and bat box to the north-facing gable, as shown on the submitted plans.

7.0 Water Management Statement

7.1 In accordance with the hierarchy set out in the NPPF, the proposed replacement dwelling would connect to a suitable package treatment plant, given that connection to the mains sewer is not feasible in this location.

7.2 The site is not located in any designated high or medium flood risk zone as shown on the EA mapping system. The proposals do not result in any increase in the amount of impermeable surfaces on site. Internally the property would incorporate water efficient measures, with all new toilets to be dual flush 4l/2.6l; all new taps to be low flow water efficient type and all new shower heads to be water efficient aerating spray shower heads, to achieve the 110 litres per person per day water efficiency standard. New white goods to be water/energy efficient type. Outdoor hardstanding areas to be finished in permeable surfaces to allow rainwater to naturally infiltrate. Any surface water run-off would discharge to an on-site soakaway.

8.0 Conclusion

8.1 The proposals seek to replace the existing dwelling that was a former stables, with a simple, highly energy efficient and low visual impact, small two-bed bungalow.

8.2 The proposals would provide a small two-bed dwelling that meets an identified need for such accommodation, in a highly sustainable brownfield location. The proposed development would not have any detrimental impact in terms of highway safety; landscape character; biodiversity habitat; or residential amenity.

8.3 The proposed dwelling would fully comply with the local plan policies and development strategy and would represent sustainable development as defined in the NPPF.

Appendix A – Photographs of Existing Building

