



1st November 2023

Planning Submission Statement

The Old Stables

Box Hedge Farm, Box Hedge Farm Lane, Coalpit Heath, BS36 2UW

1. Introduction

This Planning Submission Statement has been prepared as part of the Full Planning Application for the proposed new dwelling house to replace the existing Old Stables at the above address.

2. The Proposal

Demolition of the existing Old Stables building. The existing house is a single storey two bed dwelling. The building is a converted timber framed stables with poor levels of insulation.

Construction of a highly insulated low energy replacement four bed residential dwelling. The proposed house will consist of a Ground Floor level on a very similar footprint to the Old Stables with a Lower Ground Floor to provide additional accommodation.

3. Planning Policy

The following planning policies and guidance have been taken into consideration when developing this application.

National Guidance

National Planning Policy Framework

National Planning Policy Guidance

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017)

PSP1 Local Distinctiveness

PSP8 Residential Development

PSP11 Transport

PSP16 Parking Standards

PSP21 Environmental Pollution and Impacts

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Standards

Supplementary Planning Guidance



South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards (Adopted) 2013
SGC Householder Design Guide (Adopted 2021)

4. Green Belt

The Old Stables lies within the South Gloucestershire Green Belt which largely covers open land and countryside including Coalpit Heath.

'Development in the Green Belt'. South Gloucestershire District Council. June 2007.

GB1 Within the Green Belt, as defined on the proposals map, permission will only be given for:

A. The construction of new buildings for:

'4. Limited extension, alteration or replacement of existing dwellings provided that it does not result in disproportionate additions over and above the size of the original building;

B. The change of use of land or buildings where:

- 1. It would not have a materially greater impact than the present authorised use on the openness of the Green belt and would not conflict with the purpose of including land in it;*
- 2. The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and*
- 3. The form, bulk and general design of the buildings are in keeping with their surroundings.*

The proposed replacement building occupies a slightly enlarged footprint than the existing Old Stables: 144 m² compared with 138 m². The shape and location of the proposed house is practically the same as the existing building – GB1/A4 above. The ridge line of the proposed building is higher than the existing. This is a deliberate design to allow the new building to better chime with the surrounding buildings in both design and style.

At Ground Level the new building has been designed to present a similar mass as its predecessor whilst also appearing to be a converted agricultural building of simple design like its neighbours at Box Hedge farm. The form, bulk and general design of the building is in keeping with its surroundings – GB1/B3 above. Additional accommodation has been achieved by the addition of a second storey at Lower Ground Floor level.

5. Pre-application advice.

A pre-application advice request (PRE22/0791) for the replacement of The Old Stables was submitted in December 2022. Response to this advice request was received 9th of March 2023.

The key elements of the advice received in March 2023 are as follows:

In summary, a replacement dwelling is acceptable in principle. However, the specific concern in this case is that the replacement dwelling is materially bigger than the one it replaces and so there is a conflict with Green Belt policy.



DESIGN & PLANNING WORKS Ltd

Moreover, there is some conflict with PSP40 which requires replacement dwellings in the open countryside to be of a similar size and scale to the one they replace. This would need to be addressed in any full application going forward.

The proposed building would be in the same use as the building it replaces. It is however noted that the proposed dwelling would be two storey and so this would represent a materially larger building in visual terms.

Notwithstanding the comments above in relation to the proposal being materially larger than the one it replaces, officers do not have any particular concerns regarding the location and scale of the dwelling from a design point of view. The new dwelling would be located with a good relationship to the other dwellings approved as part of the redevelopment of the wider site, and the dwelling would clearly read as a logical extension to the rest of the site.

Materials would be an important consideration at the next stage. Larch cladding and clay tiles could work well, possibly combined with a locally distinctive natural stone or brick.

The key elements of the pre-application design advice received have been heeded and adopted within the design and development of this proposal:

The proposed new building has been designed with a Lower Ground Floor level. As a result, the new building will not appear as materially larger in visual terms than the existing Old Stables.

The new dwelling will be located with a good relationship to the other dwellings approved as part of the redevelopment of the wider Box Hedge Farm site, and the dwelling will clearly read as a logical extension to the rest of the site.

The materials proposed for the new building wholly complement and match those used on the neighbouring converted buildings.

Please refer to the following:

- GRJ DPW Design and Access Statement The Old Stables Coalpit Heath BS36 2UW.
- Attendant appendices plans and drawings.
- Full Planning Application The Old Stables Box Hedge Farm (PP-12491217)

Graham Jacobs
office@theplanningworks.co.uk
07768020204
www.theplanningworks.co.uk
Please refer to our website for our terms and conditions

DESIGN & PLANNING WORKS Ltd
20-22 Lower Street
Rode
Frome
BA11 6PU
Co No: 13826083