

**37 The Street,
Kirby-Le-Soken**

**Domestic storage building
Planning & Heritage Statement**

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on Mr & Mrs Parker and is submitted in support of a planning application for the erection of a storage building within the rear garden of 37 The Street, Kirby-Le-Soken.
- 1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted and emerging planning policies. It is considered that the statement accords with the advice contained within the National Planning Practice Guidance (launched in 2014) and The Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

2.0 Site and Surroundings

- 2.1 The site is located outside yet adjoining the Kirby Le Soken Conservation Area. It comprises a recently completed dwelling located on the corner of Mumfords Lane and The Street. The extensive farmland to the rear (south) of the dwelling is owned by Parkers Farms Ltd to which the applicants are involved. The site forms part of the back garden of the new dwelling. A farm field access is available immediately to the rear of the garden. A public footpath previously crossed the site of the new dwelling, but this has since been formally diverted to the south of the proposed store (see appendix PLG1).
- 2.2 Kirby-Le-Soken is a small village served by a range of local services and facilities including a village shop and post office, two public houses, church, hall and playing field. The village is also served by frequent bus routes stopping along The Street and Walton Road; connecting the village with Frinton-On-Sea and Clacton-on-Sea. A bus stop is located within close proximity of the site.

3.0 Relevant Planning History

- 3.1 Planning permission was granted for two dwelling under reference 19/01845/FUL

4.0 Policy Context

National Guidance

- 4.1 Section 16 of the NPPF addresses the need to conserve and enhance the historic environment. At paragraph 189 the NPPF requires the applicant to describe the heritage asset affected and the potential impact of the proposal on their significance. Details provided should be proportionate to the importance of the asset. Local planning authorities must carry out their own assessment of an asset's significance and take account of this assessment when considering a proposal's potential impact on a heritage asset to minimise conflict between the asset's conservation and any aspect of the proposal (para.190). When considering the impact of a proposed development on the significance of a heritage asset, great weight must be given to its conservation; the more significant an asset the greater the weight should be (para. 193). Consent should only be refused where substantial harm to the significance of the heritage asset is caused and no substantial public benefits are achieved to outweigh the substantial harm (para. 195).
- 4.2 Paragraphs 201 to 202 of the NPPF considers the relative importance of the heritage asset and the desirability of preserving its setting against the desirability of new development in making a positive contribution to local character and distinctiveness.

Local Planning Policy

- 4.3 The application site is located just outside the defined development boundary for Kirby le Soken as identified in the Policies Map of the adopted Local Plan. Policy QL11 ensures that development is located where the proposal will be compatible to the surrounding uses. It should be of a scale appropriate to its setting and protect the privacy daylight and amenity of surrounding occupiers. The proposal should not result in the loss of important buildings of architectural interest or other landscape or ecological value. In addition, the development should not have a materially damaging impact on road traffic safety or cause pollution or a nuisance to nearby residents. The Council stipulate high design standards within Policy QL9 and QL10.

4.4 The land is not the subject of any landscape designation as shown within the Plan, while it is also outside although adjoining, the designated conservation area. Policy PPL8 states that new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of: a. scale and design, particularly in relation to neighbouring buildings and spaces; b. materials and finishes, including boundary treatments appropriate to the context; c. hard and soft landscaping; d. the importance of spaces and trees to the character or appearance; and e. any important views into, out of, or within the Conservation Area.

5.0 Proposed Development

5.1 The applicants have constructed and occupied a dwelling on land previously forming part of their farming partnership. Vehicular access and car parking is available from the front of the property. At the rear is an existing field entrance which also provides access into the rear garden. The proposal is to construct a detached outbuilding and log store to be used in connection with the dwelling. This would be constructed using the same red stock brick as per the house for a plinth. Above would be larch cladding, again the same as used for the house. The roof would be reclaimed red plain tiles which are the same as per the existing dwelling, with steel rainwater goods to also reflect those used for the house.

5.2 The outbuilding is extremely modest in scale and would reflect the character of both the existing property and the neighbouring conservation area. With the diversion of the public footpath just beyond the site, the building will be obvious within the street scene. However, with the close attention to materials and the traditional form of the building, the structure will not appear incongruous within the wider landscape. Thus, the proposal will accord with both the NPPF and Policy PPL8 within the Local Plan.

6.0 Conclusion

- 6.1 Subject to the careful consideration of the scale and design of the outbuilding as reflected within the new dwelling, the development will not have any adverse impact upon the character of the neighbouring conservation. Area.