

CROSS + CRAIG ASSOCIATES

56a Lady Byron Lane, Solihull

Design Statement

Introduction

56a Lady Byron Lane is a modern detached house. It has permission granted to extend as well as add a side extension and outbuilding under permitted development.



This application is to replace the existing property with a new house of a similar scale.

Planning history

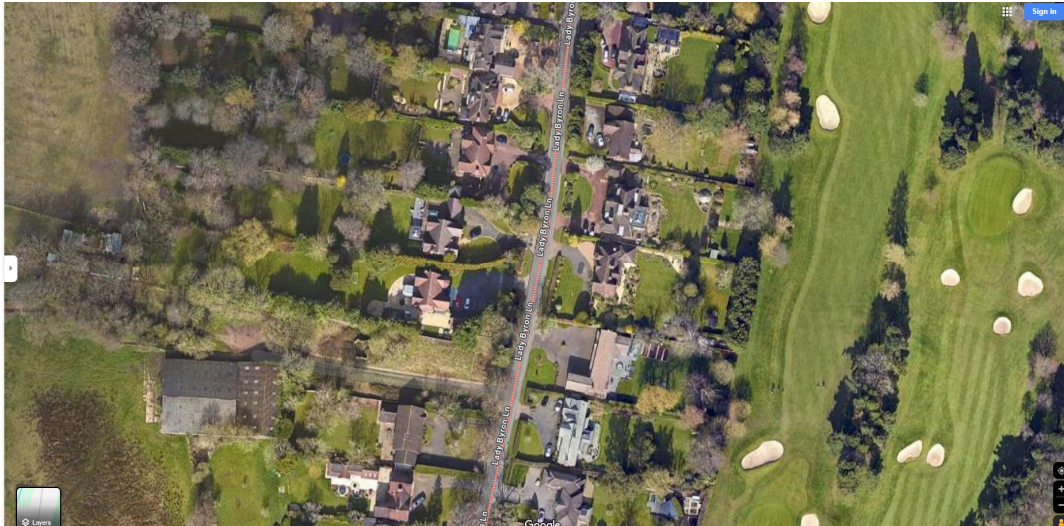
56a Lady Byron Lane is in the Green Belt although it sits within an existing continuous built-up row of properties. It is not Listed or in a Conservation Area.

Planning permission was granted in 2023 for extensions to the property ref PL/2023/01578/MINFHO. This also included the enlargement and repositioning of the detached double garage at the front.

A Certificate of Lawfulness was also approved in 2023 ref PL/2023/01602/CLOPUD for a single storey side extension and detached outbuilding in the rear garden.

The location

Lady Byron Lane is a mix of architectural styles. None of the houses match. They are however generally two storey with space in the roof. The designs have predominantly horizontal proportions. The elevations are a mix of render and brickwork with tiled roofs.



Aerial view



Street scene

The heavily planted boundaries mean that there is no continuous street scene. Number 56a in particular is heavily screened from public view with a high front hedge, as can be seen in the image below.



This application

The existing house does not match any of the existing neighbouring houses and is not of any architectural significance. The applicants would like to replace the house with a new dwelling of traditional proportions and design. The new house would sit in the same place on the site as the existing dwelling. The existing vehicular access and boundary treatments would be unchanged. The 45 degree lines from the neighbouring dwellings would not be impacted.

The proposed new dwelling is of a similar volume and footprint to the existing house.

The ridge height is unchanged, and the building does not come any closer to the road than the approved scheme. The garage is the same size as the approved scheme. The outbuilding in the new proposals is semi sunk and therefore of significantly less volume than the existing outbuilding.

The design of the new house is quite different to the existing, although it retains the same height, massing and overall horizontal emphasis. The new house would be built to the latest Building Regulations which would result in a new dwelling with significantly higher energy performance than the existing house.

NPPF paragraph 134 states that *'significant weight should be given to designs which promote high levels of sustainability or help raise the standard of design more generally....so long as they fit in with the overall form and layout of their surroundings.'* NPPF Paragraph 130 states that new developments: *'are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.'*

Solihull Local Plan Policy 15 states that new development will be supported if it *'conserves and enhances local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment.'*

Overall, the proposed new dwelling would have no greater impact on the openness of the Green Belt than the existing house and approved extensions. The local policy does not prevent 'innovation or change', so long as the designs are sympathetic to the character of the area. The design is of quality and fits in with the overall form and layout of the street.

Conclusion

The proposal for a replacement dwelling does not in any way change the character of the street scene and is of a similar scale and volume to the existing property and its approved extensions.

We would therefore request that this application be supported.