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**Project 404 – 23**

**Supporting Statements  
(Planning Statement)**

**For**

**Construction of 1no. family dwelling with provision for private amenity  
and off-street parking for the development and Mount View  
(Including demolition of existing single garage)**

**At**

**LAND ADJACENT TO MOUNT VIEW (SITE)  
THE STREET, HIGH RODING, ESSEX, CM6 1NP**

**REV.-.01 – PLANNING STATEMENT – 23.12.08**

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**Company No:** 9118078

**RIBA**



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## REFINE + RESOLVE ARCHITECTS

### 1.0 INTRODUCTION

#### OVERVIEW OF STATEMENT

- 1.1 This planning statement has been prepared by Refine and Resolve Architects Ltd on behalf of Mr R Bishop, of In Property, to be read in relation to the proposal for a single new high quality family dwelling at the site known as; Land Adjacent to Mount View, The Street, High Roding, Essex, CM6 1NP
- 1.2 The site falls within the administrative boundaries of Uttlesford District Council
- 1.3 The application, to which this statement relates, will be seeking approval in relation to the construction of a high quality family dwelling to be located within the current residential curtilage (garden land) associated with existing dwelling; Mount View. ***(Note as part of the application the existing poorly designed garage serving Mount View will be removed to improve the setting of the listed asset)***
- 1.4 The statement has been prepared in accordance with the requirements of the *Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010*.
- 1.5 The content of the statement has been presented to closely follow the advice provided under section 6 of the Communities and Local Government (CLG) Guidance.

#### PROJECT BRIEF

- 1.6 The brief for this application is:
- 1.7 *“We hope to create a well resolved, complimentary and sustainable dwelling that is aware of its context and setting, specifically the conservation area and the listed asset. The final scheme must deliver a pleasant and improved environment for residential living as well as providing appealing built form within the village. Clear, simple and enhanced landscaping is key within the design of the site as this will act as a link to the countryside beyond”.*
- 1.8 The applicant’s goal is to deliver a high quality sustainable dwelling that sits comfortably within its setting whilst improving the quality of the housing stock within an area covered by Uttlesford District Council.
- 1.9 The design of the proposed development has been influenced by the conditions and features of the site, the established typologies of the conservation area as well as responding to the styles and design vernacular of the immediate setting.

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### APPLICATION AIM

- 1.10 The purpose of this planning statement and the accompanying supporting design documents is to introduce the applicant's early intentions and considerations as well as demonstrating that the proposed scheme is appropriate for this area and to also provide supporting information to show how the design phase from a conceptual scheme through to a developed design could respond to its setting and environment.
- 1.11 The aim of this submission is to introduce the Local Authority to the application proposal which outlines a strategy for a new dwelling to widen housing opportunities for local residents.
- 1.12 Note, historically, the site benefited from extant planning (now long expired) for two dwellings with a similar footprint (UTT/1824/08/FUL and UTT/2405/11/REN) both approvals were assessed against the same Local Plan policies that are in place today.

*The LPA will note their recent refusal that conflicted with the previous approvals referenced above despite the assessing local policies being the same.*

### APPLICANT STATEMENT

- 1.13 Not required

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### 2.0 SITE AND SURROUNDINGS

#### SITE LOCATION

2.1 See supporting documentation



2.2 Site location plan outlined in Purple

2.3 The application site lies to the east of The Street adjacent to residential dwellings to the north, south, east and west.

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- 2.4 The site is located within the village development boundary and is within the High Roding conservation area.
- 2.5 The area to be development is part of the residential curtilage associated with mount View and forms a clear infill space in an otherwise built up frontage.
- 2.6 The site benefits from a built up frontage and is laid out in a plot width and depth that is similar in size to the neighbouring plots.
- 2.7 There are facilities and services within close proximity to the site which means that this site is within a sustainable location and would not be isolated. With a greater proportion of support infrastructure a short drive from the site or accessed via the bus service.

### DESCRIPTION OF THE EXISTING SITE

- 2.8 The site is approximately 480sqm in size and 21m at its widest and 27m at its deepest.
- 2.9 The current main access to the site is via Owers Place (Note the parking for Mount View is from The Street and has its own established access).
- 2.10 There is a good level of greenspace achievable within the site which will help soften the proposed built form whilst also offering some level of protection to the neighbouring properties from the activities on site.

### SURROUNDING AREA

- 2.11 The proposed site is surrounded by a varied context with main residential use on all four site boundaries. **(Note the site is urban in character with no obvious views to the countryside beyond)**
- 2.12 All the neighbouring properties are a mix of 1.5 and 2 storey dwellings with a varied design typology.
- 2.13 Whilst the materials used are traditional, there is a not a totally unified palette across any of the built up areas. There is a wide variety of render colours and brick types as well as weatherboarding. The roof finishes are also varied with slates, roof tile and thatch.
- 2.14 Most properties, the immediate vicinity, are partially screened from the road by established hedge rows as well as being set back to minimise their road side impact.

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### LISTING (HISTORIC ENGLAND) – ADJACENT DWELLING (MOUNT VIEW)

- 2.15 For the detailed Heritage Statement see supporting document REF: 2311.1408 prepared by Heritage Unlimited Historic Building Consultancy.
- 2.16 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Heritage Category:** Listed Building

**Grade:** II

**List entry Number:** 1084386

**Date First Listed:** 17<sup>th</sup> October 1983

**County:** Essex

**District:** Uttlesford

**District Type:** District Authority

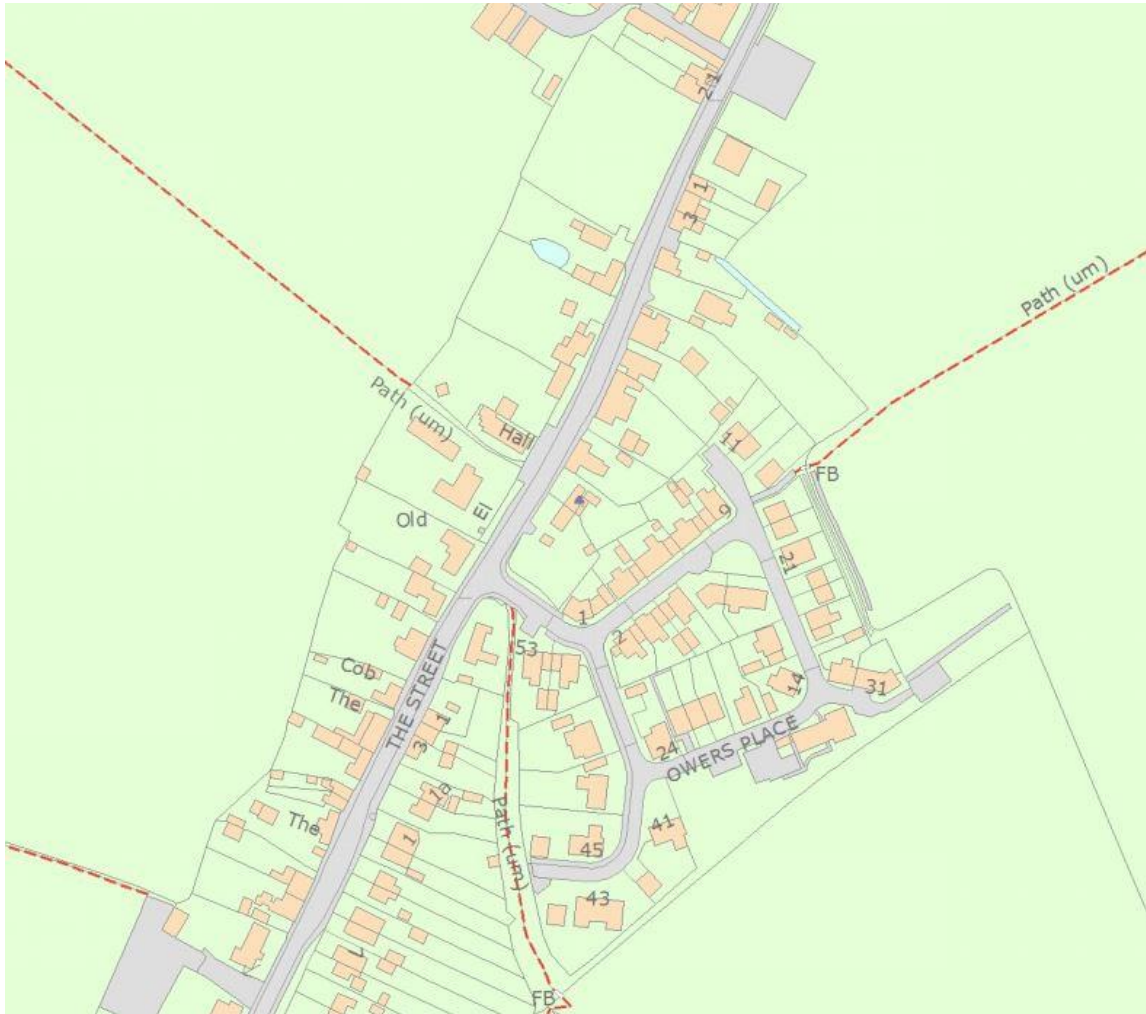
**Parish:** High Roothing

**Statutory Address:** Mountview, The Street (Adjacent to the development site)

**National Grid Reference:** TL 60398 17394

- 2.17 Mountview and Rose Cottage were a lobby-entrance house, of 17<sup>th</sup> Century construction which was later divided into 2 dwellings.
- 2.18 The construction is timber-framed, plastered, and with a tiled roof and it has 4 bays including chimney bay (double chimney stack in second bay from NE).
- 2.19 Rose Cottage (NE part) has 2no. 20<sup>th</sup> Century wooden casement windows at each floor. Mountview (SW part) has 2 light alloy windows at each floor and both doors of 20<sup>th</sup> Century construction.
- 2.20 The dwelling also contains Jowled storey posts and stop-chamfered beams.
- 2.21 In addition to the adjacent Listed Building, the site also falls within the High Roding Conservation area.

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2.22 Extract map from Historic England's website.



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### 3.0 PROPOSALS

- 3.1 Accompanying this planning statement is a design and access statement. This will provide more detailed information regarding the site, the context and the proposal. It will explain the rationale behind the design proposal that is being proposed and will provide additional detail and explanation.

#### USE

- 3.2 The application seeks to bring improvements to the site and proposes a single responsive and sensitive dwelling that will deliver 1no. high quality sustainable family home of 3no. bedrooms with associated parking, landscaping, amenity and space for bicycle and waste storage.
- 3.3 The proposal aims to make best use of this infill and previously developed site and follow on from similar neighbouring applications and continues the trend of housing development in the immediate and wider area as well as those previously permitted on this site.
- 3.4 The dwelling proposal consists of a single mass presented over two floors (1.5 storey appearance cottage) all housed under a pitched roof form.

#### LAYOUT

- 3.5 The proposed dwelling is set slightly further back but running in same line on The Street and also set slightly further back on Owers Place so that it closely follows the existing pattern within the built up frontage as well as turning the corner whilst remaining subservient within the setting.
- 3.6 The proposal will seek to retain, enhance and strengthen the boundary planting to improve security, biodiversity and ecology, whilst not impacting on the visibility splays.
- 3.7 Vehicle access is achieved by reusing the established access from Owers Place that enters from the far southern corner of the site. Note there are no changes proposed to the access arrangement, merely a continuation of the current condition.
- 3.8 The dwelling will be sized and organised to meet the national space standards and are to be compliant with Part M4(2) of the Building Regulations.

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- 3.9 The positioning of the proposed dwelling and its layout prevents any issues of overlooking or loss of privacy to neighbouring areas and sites.
- 3.10 The dwelling addresses both The Street and to a lesser extent, Owers Place with consideration applied to all visible elevations and its positioning within the site.
- 3.11 The dwelling is orientated to allow for a good level of outlook, with the main living space organised and designed to have good aspects.

### FORM

- 3.12 The proposed dwelling is based on a traditional form to create a 'country cottage' appearance and strong entrance language, a pitched roof systems and decorative detailing to create a positive built form at this corner position.
- 3.13 The roof form has a strong pitch to provide interest and to break the form and visual mass.
- 3.14 The existing levels on the site are relatively flat with a small change in level so the new dwelling will sit comfortably within the street scene.

### ENVELOPE

- 3.15 The building envelope has been designed to respond to the existing context surrounding the application site. It has picked up and reflected the traditional material palette with the use of brick and render as well as introducing decorative detailing to reference the setting within the rural area.
- 3.16 High performance glazing has been introduced to punctuate the elevation and to provide a good level of thermal performance whilst maximising the use of natural daylighting in each dwelling. The glazing also helps to provide greater visual connection to the surrounding amenity spaces as well as addressing the access road.
- 3.17 The detailing and composition have been designed to create an easily recognisable sense of quality and to create order to each elevation. The envelope design has further contributed to reducing the visual mass of the proposal.

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### **LANDSCAPE (Final scheme to be a condition of approval)**

- 3.18 The landscape design is an integral part of the application and as such focus has been made on improving the soft areas of landscaping on site.
- 3.19 The parking areas are to be block paved and edging to be introduced to create a clear contrast between the hard and soft edges within the ownership of the site.
- 3.20 Low level extensive planting is proposed to the road side and all boundaries to provide gains in both ecology and biodiversity.

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### 4.0 PLANNING HISTORY

4.1 All previous formal applications relating to this property which are listed on the LPA's website are shown below.

4.2 The status of all applications are shown adjacent to the relevant reference number.

- Construction of 2 no. family dwellings with provision for private amenity and off-street parking  
Ref. No: UTT/23/1543/FUL | Status: Refuse
- New vehicular access and garage  
Ref. No: DUN/O280/68 | Status: Approve with Conditions
- Erection of 2 No. dwellings  
Ref. No: UTT/1824/O8/FUL | Status: Approve with Conditions
- Erection of two semi-detached dwellings  
Ref. No: UTT/2405/11/REN | Status: Approve with Conditions

**PLANNING PROCESS AND CONSULTATION PHASE**

**5.0 PRE APPLICATION CONSULTATION**

- 5.1 No pre-application process was commenced, however this latest application does follow the refusal reference: UTT/23/1543/FUL and therefore the this current application has responded proactively, reducing the proposal to a single dwelling that has been set further into the plot to further reduce its potential impact.
- 5.2 Initial consultations with neighbours, agents and persons of interest have been carried as a light touch as part of the strategic definition and preparation of brief that underpinned the pre-planning process.
- 5.3 Discussions and financial viability has been reviewed to help inform the brief and the deliverables of the proposal.
- 5.4 Due to the minor scale of the development a community wide consultation process was not considered to be appropriate. Therefore there is no consultation statement to support this application.

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### 6.0 PLANNING POLICY

#### NATIONAL POLICY

6.0 The Government introduced the National Planning Policy Framework (NPPF) in March 2012 which was revised in July 2018, February 2019, July 2021 and recently in September 2023. The framework purpose is to aid the building of a strong competitive economy. The NPPF states that

*“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*

6.1 Throughout the NPPF runs a ‘golden thread’ through both plan-making and decision-taking that sets out a presumption in favour of development that is considered sustainable and that any proposal that accord with this should be approved without delay. The NPPF is structured into key policies that seek to achieve sustainable development which is assessed against the economic, environmental and social roles as set out by the government.

#### ACHIEVING SUSTAINABLE DEVELOPMENT

6.2 The goal of achieving sustainable development has three objectives: economic, social and environmental.

6.3 *“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”*

6.4 The proposal meets the economic objective in the following ways:

- It will provide investment and jobs through the construction process.
- Generating revenue for the Local Authority in both council tax bands and local contributions.
- Wider benefits to the local economy by allowing future residents or visitors to support the village, local towns and the areas businesses and services.
- Allow for a greater number of people to live, work and visit with good access to the surrounding areas.

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6.5 *“social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”*

6.6 The proposal meets the social objective in the following ways:

- It will provide a contribution, albeit small, of the right type of property where they are needed
- Creating a scheme that is safe and secure
- Provides buildings and spaces that are accessible and designed to provide high quality living environments
- Creates a green environment with good levels of amenity
- Makes use of a site that is in an appealing location and that is in close proximity to provide easy access to health, social and cultural facilities
- Provide a dwelling to sustainably grow the village.

6.7 *“environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”*

6.8 The proposal meets the environmental objective in the following ways:

- It will make efficient use of a well-positioned site.
- The construction process will make use of materials with as a low an environmental impact as is possible
- Materials and Contractors will be sourced locally to minimise travel distances
- Off-site construction processes will be used to minimise waste
- Good levels of energy efficiency products will be used.
- Renewable energy sources will be introduced to the development
- More green edges will be introduced to the site and will be enhanced to provide habitats for local wildlife and to boost the biodiversity of the area.
- Part of the building fabric will be clad in locally sourced timber.

6.9 The proposal represents a sustainable development to support the broadening of the local economy and delivers a development that widens choices in a pleasant and safe environment.

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- 6.10 In regards to the proposed residential use, key to the new National Policy is the supply of good and high quality housing stock and the proposal for a single residential unit will meet the needs of present and future generations, assist the delivery of economic growth and an enhancement of our natural and built environment.
- 6.11 In line with the National Framework the proposal offers an opportunity to build a high quality well designed and sensitive home that seek to improve and enhance the character, local context and community of the area. The proposal at; Land adjacent to Mount View, The Street, is a sustainable development through its optimisation of a site and when assessed against its economic, social and environmental properties.

### DELIVERING A SUFFICIENT SUPPLY OF HOMES

- 6.12 *(Paragraph 60) "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 6.13 Nationally there is an acute housing shortage. The housing and homeless charity, Shelter, calculated between 2004 and 2012 there was a cumulative shortfall of approximately 1.5m homes in England. In addition, there is also an estimated need of 250,000 additional homes required per year. Unless this is resolved, there is a potential harm both socially and economically which would be seen as a national crisis. The redevelopment of this part of The Street, will provide an improvement to the housing stock to assist Uttlesford District Council's 5-year housing supply and the 6-10 year supply targeted by the Local Authority. **(Note the housing supply as stated by the LPA should not be seen as a ceiling to prevent future development in the right areas)**
- 6.14 **Uttlesford District Council have suggested that they can currently demonstrate a 5YHS of 5.14 years but it is not clear if they can demonstrate the 20% buffer and so it is considered that a presumption in favour of sustainable development should still apply.**
- 6.15 *(Paragraph 69) "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly."*
- 6.16 The scale and location of the proposal will create an efficient scheme which is contextually appropriate with the recent development to the rear with the proposed pair single



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dwelling being of a scale that can be delivered promptly to help meet the immediate demand.

- 6.17 The proposal will create an additional variety of available accommodation providing housing for, families and those looking live in a more rural setting in an area that has a high demand but limited supply for this type of housing.
- 6.18 The proposed development is well located and appropriate in scale. It links in well with the both the immediate area and Uttlesford District as a whole and responds to the local character and context.
- 6.19 It is suggested that the proposal satisfies this policy.

### MAKING EFFECTIVE USE OF LAND

- 6.20 *(Paragraph 120) "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."*
- 6.21 The site makes best use of an under used infill site in order to deliver a small improvement to efficient use of land, appearance and delivery of improved housing stock. Ecology and biodiversity benefits have also been included to improve the environment as well as the health and wellbeing of the occupiers.
- 6.22 *(Paragraph 120) "Planning policies and decisions should:..... d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively."*
- 6.23 The site is not currently being maximised in what is an appealing location with close links to local towns. The proposal would seek to maximise the land use to meet the identified needs for housing.
- 6.24 *(Paragraph 124) "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability;"*

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- 6.25 The proposal will expand the range of housing types that are available in the area. This will offer more dwelling choices to enable multiple members of the community to take advantage of the location and area.
- 6.26 *(Paragraph 124) “..... c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;”*
- 6.27 The proposal makes good use of the existing infrastructure that is in place in that area. It is well located to take advantage of the connected location and to make best use of the transport network. There is also a satisfactory level of services surrounding the area so the new occupants would be able to support the area and local villages and towns in this regard.
- 6.28 *(Paragraph 124) “..... d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;”*
- 6.29 A key feature of the proposal is to improve the current landscape buffer and provide planting that will soften the site from the road and create a green character to the area. The proposal will regenerate this site and offer wider benefits to neighbours.
- 6.30 *(Paragraph 124) “.....e) the importance of securing well-designed, attractive and healthy places”*
- 6.31 The application proposes a new contextually appropriate sustainable dwelling that is generously sized and well designed. There is good sized amenity spaces and the proposal is organised to create defensible spaces and a secure environment.
- 6.32 As part of the approach, the poorly designed garage whilst partially obscures Mount View will be removed to improve the aesthetics of the site.
- 6.33 It is suggested that the proposal satisfies this policy.

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### LOCAL POLICY

- 6.34 Section 38(6) of The Planning & Compulsory Purchase Act 2004 requires that planning applications and appeals shall be determined with regard to the Development Plan unless material considerations indicate otherwise.
- 6.35 On the 13th of September 2022, Uttlesford District Council announced they would put their emerging local plan on hold, pending the completion of further works. As a result, the LPA do not currently have an up-to-date Local Plan.
- 6.36 As a further point of note, on the LPA's website they state; *Our housing trajectory and 5-year housing land supply calculation has now been reviewed and updated. It represents the housing land supply position as of 1 April 2023 and demonstrates that the district has 5.14 years of housing supply.*
- 6.37 It should therefore be noted that currently the LPA are suggesting that they can demonstrate the 5YHS target, however it is unclear as to whether they can clearly deliver the provision for the 20% buffer in their figure.

### POLICY H3 – NEW HOUSES AND DEVELOPMENT LIMITS

- 6.38 *Infilling with new houses will be permitted on land in each of the following settlements if the development would be compatible with the character of the settlement and, depending on the location of the site, its countryside setting. This will be in addition to the sites specifically allocated as urban extensions and settlement expansions. Windfall sites will be permitted if they meet all the following relevant criteria:*
- a) The site comprises previously developed land;*
  - b) The site has reasonable accessibility to jobs, shops and services by modes other than the car, or there is potential for improving such accessibility;*
  - c) Existing infrastructure has the capacity to absorb further development, or there is potential for its capacity to be increased as necessary;*
  - d) Development would support local services and facilities; and*
  - e) The site is not a key employment site.*
  - f) Avoid development which makes inefficient use of land.*
- 6.39 As per the policy, infill is permitted in a number of settlement, with High Roding being one of the identified areas.
- 6.40 The site is currently a residential garden and meets the definition of previously developed land whilst also being within the settlement development limits.

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- 6.41 It is felt that developing this site would result in an efficient use of land and so a small delivery of 1no. new dwelling would support local services as well.
- 6.42 Therefore the proposal satisfies policy H3.

### **POLICY ENV1 – DESIGN OF DEVELOPMENT WITHIN CONSERVATION AREAS**

- 6.43 Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.
- 6.44 It is felt that the proposal reflects the established built form and provides a connection between the historic frontage on The Street with the newer development to the rear in Owers Place.
- 6.45 The proposed aesthetics of the development will contribute in a positive way to the street scene, but there is no plan to remove any existing uncharacteristic structures.

### **POLICY ENV2 – DEVELOPMENT AFFECTING LISTED BUILDINGS**

- 6.46 Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting
- 6.47 The proposal seeks to demolish the existing poorly designed garage to improve the setting of the listed building and preserve its view from the High Street. It is felt that the removal of this structure and the positioning of the proposal gives good level of separation

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between Mount View and the development, which in turn prevents the proposal from having a negative impact on the historic asset.

- 6.48 It is strongly felt that the proposed aesthetics of the development will contribute in a positive way to the street scene.

### **POLICY GEN1 – ACCESS**

- 6.49 Development will only be permitted if it meets all of the following criteria:
- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
  - b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
  - c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.
  - d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.
  - e) The development encourages movement by means other than driving a car.
- 6.50 The proposal will make use of the existing crossover and access point already established on Owers Place and The Street.
- 6.51 The development does not propose any additional vehicle spaces and so it is not considered that there will be an increase in traffic movements nor is it felt that road safety would be compromised.
- 6.52 Safe storage of cycles and good clear pedestrian access has been integrated into the development proposal as well as over 50% of the dwelling being constructed for single level access and living.
- 6.53 The development will seek to promote the existing bus services and support both walking and cycling.
- 6.54 Therefore the proposal satisfies policy GEN1.

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### POLICY GEN2 – DESIGN

- 6.55 Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.
- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
  - b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
  - c) It provides an environment, which meets the reasonable needs of all potential users.
  - d) It helps to reduce the potential for crime;
  - e) It helps to minimise water and energy consumption;
  - f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.
  - g) It helps to reduce waste production and encourages recycling and reuse.
  - h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.
  - i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.
- 6.56 The proposal is a stepped link between the historic street scene and the newer development to the rear and as such the design marries both design topologies, scale, form, layout, aesthetics and materials whilst also address the corner junction. It should be noted that the current setting is urban in appearance and no longer presents a rural country feel with no view or vista beyond.
- 6.57 The development will support the new users of the site with sufficient parking and private amenity whilst providing a good level of surveillance whilst not creating a negative impact on the outlook enjoyed by neighbours. It is felt that the isolation distances are generous and as a result there is no loss of privacy, daylight or overshadowing.
- 6.58 The proposed dwelling can comfortably support on site generation of energy as well as meeting high level energy performance ratings of A. Within this water management will be key as well as recycling, further information on the sustainable design is available in the DAS.

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6.59 Therefore the proposal satisfies policy GEN2.

### **POLICY GEN8 – DESIGN**

6.60 Development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location, as set out in Supplementary Planning Guidance “Vehicle Parking Standards”

6.61 The development will retain 2no. car parking spaces for Mount View and the new development and 2no. cycle spaces as per the standards is achievable on site.

6.62 Therefore the proposal satisfies policy GEN8.

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### 7.0 MATERIAL CONSIDERATIONS

7.1 It is important that the decision makers assess the application against the relevant material considerations which include;

- National Planning Policy
- Local Planning Policy
- Design, appearance and materials
- Landscaping
- **Improved** housing stock
- Improved site delivery
- Layout and Density
- Parking Layouts
- Visibility and Highway safety
- Noise
- No Overlooking and loss of privacy
- No Loss of light and over shadowing
- Good access for disabled persons

7.2 It is felt that the application has consider these points and proposed a design that has appropriately responded to each. The proposal has been progressed to create a sustainable development that maximises an infill site which is also categorised as previously developed land, as residential garden, whilst referencing and limiting the impact on the surrounding area.

7.3 It is important that the decision makers assess local planning history as material considerations during the applicant process as well, most notably the previous approval in 2008 and 2011 assessed against the same policies as today.

7.4 Also reference should be made to Paragraph 11 – Plans and decisions should apply a presumption in favour of sustainable development.

7.5 This proposal will make effective use of this previously developed site in a manner that will help meet national and local needs.

7.6 For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;



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b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

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

7.7 For decision-taking this means:

c) approving development proposals that accord with an up-to-date 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 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 taken as a whole.

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### 8.0 CONCLUSION

- 8.0 Throughout this Planning statement and all documents and drawings relating to this application we believe that we have identified our case and highlighted how the proposal could have a positive effect on the site and the surrounding area. We feel that through this proposal we will be providing a high standard of Architecture and conscientious adaptation to the site.
- 8.1 The proposals acknowledge that the principal policy concern cannot be mitigated by the design or layout alone but seek to agree compliance with the relevant policies as well as offering material considerations in line with local and national policy. We have been mindful with the mass of the development to minimise the built form so as to provide a scheme that is coherent, flexible and most importantly a viable development.
- 8.2 The LPA currently do not have an up to date Local Plan and therefore the position in relation to this application should be to approval. – **Material weight in favour.**
- 8.3 The LPA have suggested that they are able to meet their 5YHS, but it is unclear as to whether they can also deliver the 20% buffer – **Material weight in favour.**
- 8.4 Residential use would be in keeping with the area and its context, it would maximise deliverable opportunities in a good location and would help to deliver an additional dwelling in a built up location, therefore the proposal would contribute to the housing supply for the District and respond to this need. – **Material weight in favour.**
- 8.5 A good number of hedgerows and trees are being proposed within the proposal and the development seeks to provide biodiversity and ecology gains as well as introducing green corridors to support future nesting and foraging – **Material weight in favour.**
- 8.6 The NPPF in paragraph 174/175 seeks to protect the most valued countryside from development which this site is not due to the site demonstrating development on all boundaries and therefore having a low value in relation to openness. – **Material weight in favour.**
- 8.7 The proposed development represents sustainable development that accords with development plan policies and the NPPF and it should be approved in accordance with the NPPF's presumption in favour of sustainable development. In addition, because it does not conflict with policies of the development plan Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the granting of planning permission.. – **Material weight in favour.**
- 8.8 It has been demonstrated how the proposal adheres to the principles advocated with in the NPPF, mainly sustainability, thus this proposal does not contradict relevant policies on national level as outlined in this planning statement. – **Material weight in favour.**

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- 8.9 The proposal will not have a detrimental impact on the adjacent properties or the local area, specifically the listed asset whose setting is further enhanced with the removal of the poorly designed single garage. – **Material weight in favour.**
- 8.10 In terms of planning merits, it is our view that this statement and accompanying packages demonstrates that the proposal is acceptable in light of the relevant development plan policies and other material considerations. Therefore it is on this basis that this application has been submitted to the LPA for determination.
- 8.11 In light of the above, it is our view that the local area can support the proposal through the facilities highlighted within the design, access and planning statement, and on this basis the applicant respectfully requests the Local Planning Authority support this application.