



STANFORDS

The Little House,
Clay Lane, St Osyth,
CO16 8HH

Application for the replacement of the existing dwelling

Planning Statement.



Alison Cox

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr Gibbs in support of a full planning application for the erection of a new build dwelling following demolition of the existing property at The Little House, Clay Lane, St Osyth, CO16 8HH. This application seeks to replace the existing property with a new build dwelling utilising the existing vehicular access; it proposes to amend the scheme approved under 23/00671/FUL on 11th October 2023.
- 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 planning policies.

2.0 Context of Site

- 2.1 The site is located on the west side of Clay Lane, St Osyth. Clay Lane is a little under 2 miles long and extremely rural in nature, comprising St. Osyth cemetery at the south end, a total of seven houses and a number of commercial premises sporadically sited along its length. The site is located over 2000m outside of the defined settlement boundary for St Osyth and falls within the St Osyth/Great Bentley Heaths Landscape Character Area. The key characteristics are that the area has maintained an ancient rural settlement pattern of scattered farmsteads with distinct villages set around greens and loose scattered development on areas of former heath.
- 2.2 Approximately 78m to the north, planning permission was granted in May 2013 (planning reference 13/00323/FUL) for the replacement of a mobile home which was occupied by the owner (who was the main employee) of the adjacent bird-rearing venture. Until external construction materials have weathered, Chapel Barn maintains a relatively new facade – notwithstanding this it correlates well with the external appearance of the adjacent commercial business. Almost 2000m to the south, outline planning permission was granted in 2016 (planning reference 16/01821/OUT) for the replacement of the existing redundant farm buildings with a single storey dwelling. Until external construction materials have weathered, The Old Yard maintains a relatively new façade.

2.3 At the entrance to the site, a former agricultural building has been converted into a dwelling pursuant to application 16/00228/COUNOT (Anvil Barn) for which prior approval was obtained in April 2016. In the centre of the overall site is a vacant range of buildings formerly used for dog breeding purposes. This use has long since ceased.

3.0 Relevant Planning History

3.1 A Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of a former agricultural storage building into 1no. two-bed dwelling was determined on 11th June 2020 under application 20/00515/COUNOT. This dwelling has been converted, completed and is now occupied.

3.2 On 11th October 2023 planning approval for a replacement dwelling was granted under application 23/00671/FUL. The proposed replacement dwelling was to be a roughly-rectangular two storey dwelling with a two-storey extension to the west elevation which was around half the width of the main dwelling. It had a rustic cottage-like appearance with part-hipped roof ends, and limited head height in some of the first floor rooms. It would provide four bedrooms and have surface parking. The dwelling would have been finished in facing brick and have a double-pantile roof.

4.0 Policy Context

National Guidance

4.1 The National Planning Policy Framework advises that in determining planning applications for residential development, local planning authorities should take into account the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development' and that development which is sustainable can be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than a barrier.

Local Guidance

- 4.2 The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

Relevant Section 1 Policies:-

Policy SP 1	Presumption in Favour of Sustainable Development
Policy SP 3	Spatial Strategy for North Essex
Policy SP 7	Place Shaping Principles

Relevant Section 2 Policies:-

Policy SPL 1	Managing Growth - Settlement Hierarchy
Policy SPL 2	Settlement Development Boundaries
Policy SPL 3	Sustainable Design
Policy LP 1	Housing Supply
Policy LP 4	Housing Layout
Policy LP 7	Self-Build And Custom-Built Homes
Policy PPL 3	The Rural Landscape
Policy PPL 4	Biodiversity And Geodiversity
Policy PPL 5	Water Conservation, Drainage And Sewerage
Policy CP 1	Sustainable Transport And Accessibility

- 4.3 Policy SPL3 highlights an extensive range of criteria to ensure all new development in the District makes a positive contribution to the quality of the local environment and protect or enhance local character in efforts to promote sustainable design. Divided into design, practical requirements and impacts and compatibility; this policy aims to provide a framework for which proposals should be consulting in efforts to provide high quality design.

4.4 Policy LP7 of the Tendring District Local Plan (2022) outlines the parameters for planned growth within the district in relation to self-build and custom-built homes including provision for one-for-one replacements of existing dwellings of any size, in the countryside outside of settlement development boundaries with a single unit of Self-Build Housing.

5.0 Proposed Development

5.1 As stated above, the application site is located outside the defined settlement development boundary for St Osyth; notwithstanding this the application is for the replacement of the relatively-recently converted dwelling with a new build property and thus there will be no increase in residential properties located in the countryside.

5.2 The proposed replacement dwelling is of an appropriate scale to the plot, its setting on the site and to the nearest dwelling Chapel Barn. The replacement of the original dwelling will not involve the loss of any important landscape, heritage features or ecology interests.

5.3 The proposed replacement dwelling will be a roughly-square chalet bungalow. It has a rustic cottage-like appearance with part-hipped roof ends, and limited head height in all of the first floor rooms. It will provide five bedrooms and have surface parking. The dwelling would be finished in facing brick and have a tiled roof and whilst the manufacturers/colours haven't been finalised an indicative illustration has been included with the submission.

5.4 The total internal floor would be around 375.6sqm (196sqm at ground floor + 179.6 sqm at first floor). Additional head height at first floor is gained through the provision of gable features and dormer windows. The ground floor offers an open plan kitchen/diner/lounge, with separate lounge, home office and playroom. At first floor level the accommodation comprises five double bedrooms (three with en-suite) and a family bathroom. Bedrooms 1 and 2 (west/rear facing) have pairs of bi-fold doors and these are finished with a Juliette balcony.

5.5 Architectural interest is introduced by attractive features such as soldier-courses above windows, contrasting brick to roof colours and further contrast to the dormer faces which are finished in horizontal dark-stained timber cladding. The forward-facing dormers sit centrally above the ground floor windows and their ridge aligns with the front gable

feature. All of the features are replicated to the four elevations. Part-hipped roof ends and dormers have been used throughout to lessen the perception of roofscape bulk.

- 5.6 It is acknowledged that the replacement dwelling is larger than the previously approved scheme; however Policy LP7 does not rely on nor require the proposed development to relate in any way to the dwelling it replaces.
- 5.7 There is a cluster of buildings in the locale - most of which are subject to planning approvals. The built form adjacent the northern boundary is subject to approval (22/01060/FULHH) for demolition and replacement with a swimming pool enclosure; the agricultural barn forward of the site was subject to conversion to a dwelling house under 16/00228/COUNOT has been fully implemented and is now occupied as Anvil Barn. The buildings all retain/propose an external appearance that would be typical in a semi-rural location. The proposed dwelling shares a significant number of similarities to the approved scheme 23/00671/FUL with only the rear having the greater visual difference yet the proposed ridge height does not exceed that previously approved (at 7.3m). For these reasons we consider that the replacement dwelling has a positive impact on the semi-rural character of the vicinity.
- 5.8 All of the buildings with the Stackyard are under the same family ownership; notwithstanding this, significant separation distances would result between the flank of the new dwelling and the façade of Anvil Barn. For these reasons neither the windows or dwelling itself would materially harm the occupiers of the adjacent property.
- 5.9 There is an established vehicular access available onto Clay Lane with an access drive that leads past Anvil Barn. There are extensive areas for parking and turning which will ensure vehicles belonging to the existing occupiers can continue to egress the site in a forward gear in the interests of highway safety and the dwellings can continue to co-exist. Notwithstanding this; the access and parking arrangements were deemed acceptable under application 23/00671/FUL.
- 5.10 There is an established mixed hedgerow adjacent to the highway of the application site alongside an existing timber fence and inwardly-opening gates. It is proposed to retain as many trees and hedgerow on the site as possible where practical.

5.11 Consequently, we are pleased to submit, on behalf of our client, proposed plans, elevations, and site layout. We trust you will find the submission to be acceptable but please do not hesitate to contact us should you have any queries.