

PLANNING, DESIGN & HERITAGE STATEMENT



SPRING COTTAGE, MAIN ROAD, WHITESHILL



JANUARY 2024

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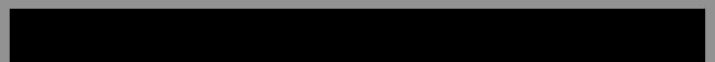
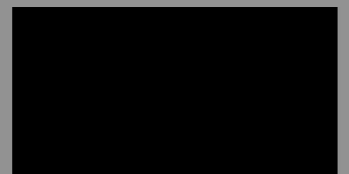
SPRING COTTAGE, MAIN ROAD, WHITESHILL PLANNING, DESIGN & HERITAGE STATEMENT

Project Ref: 23586.RW

Client: Mr R Wakefield



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Appendix 1 Site Images

Appendix 2 View Analysis

1.0 INTRODUCTION:

- 1.1 Acre Planning Limited has prepared this Planning, Design & Heritage Statement on behalf of Mr R Wakefield (hereafter 'the Applicant') to support a Full Planning application relating to Spring Cottage, Main Road, Whiteshill (hereafter 'the site').
- 1.2 This application seeks planning permission for the following development as described on the relevant planning forms:
 - 'Demolition and erection of a new dwelling, garden room/cycle storage with ancillary works and new landscaping'.
- 1.3 The purpose of this Statement is to describe the site and the proposed scheme before establishing how the proposal correlates with the adopted Development Plan and other material considerations.
- 1.4 The structure of this Planning Statement is as follows:
 - 2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.
 - 3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.
 - 4.0 Proposal - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.
 - 5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location:

2.1.1 The application site is located within the settlement boundary of Whiteshill. Figure 1 below indicates the position of the site within the settlement.

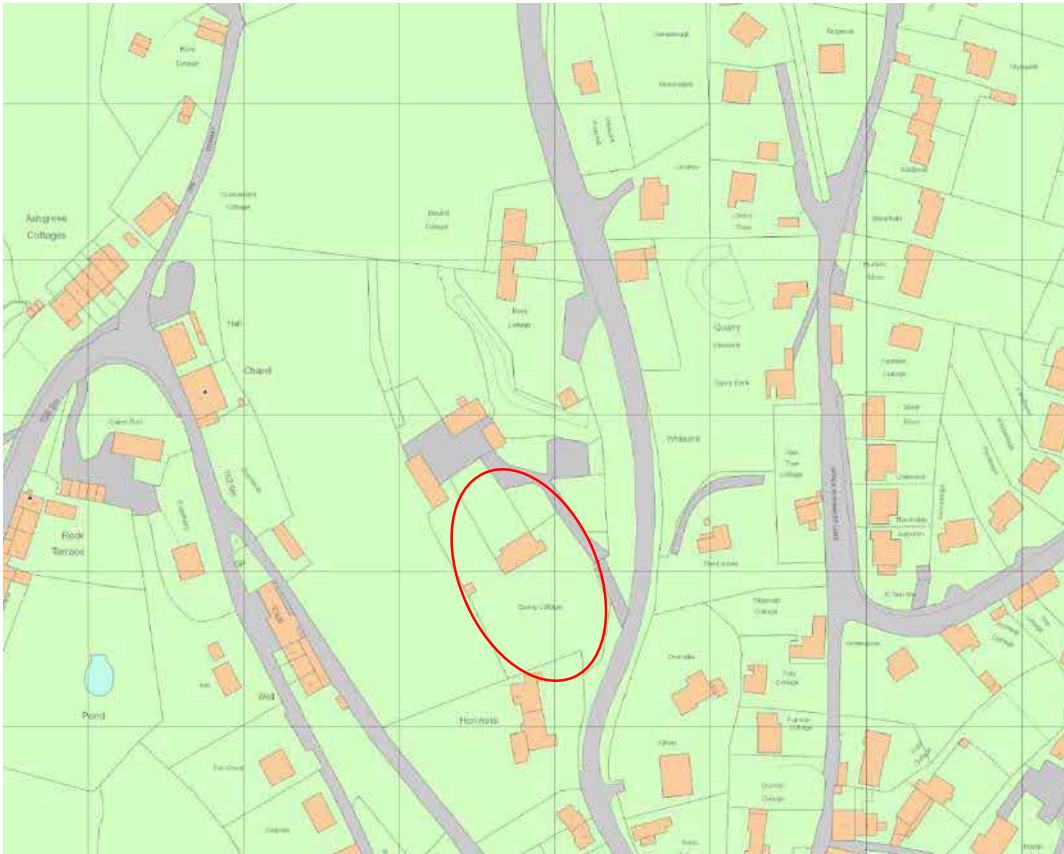


Figure 1: Site Location

2.1.2 With regard to planning policy, the site location is covered by the following designations as set out in the Stroud District Local Plan (adopted in November 2015).

- Settlement Development Limits – the site is located within the defined settlement of Whiteshill.
- Area of Outstanding Natural Beauty – The site is in the Cotswold Area of Outstanding Natural Beauty (AONB).
- Listed Building – Ruscombe United Reformed Church is located approximately 80m northwest of the site.

2.2 Site:

- 2.2.1 The application site consists of a detached dwelling located within a large area of domestic curtilage. To the north of the site, land owned by the Applicant includes several agricultural buildings last used as business units/commercial builders' yard by the previous landowner. This area is outside the scope of this application site.
- 2.2.2 Within the redline, the site includes a two-storey dwelling with a single storey extension wrapped around three sides. The Applicant currently lives in the property; however, its small size, age and quality mean it is difficult to live in. There are areas of dampness, and the property has low insulation levels, making it inefficient in terms of energy usage.
- 2.2.3 The existing building has two small bedrooms in the roof, with the main accommodation on the ground floor, including the bathrooms and WCs. The internal layout is poor, with the accommodation being made of several small rooms with poor internal circulation. The dwelling has 135m² of floor space, of which 107m² are on the ground floor, leaving 28m² for the two first-floor bedrooms.
- 2.2.4 Concerning nationally adopted Space Standards, the overall floor space would equate to a six-bed, eight-person, two-storey dwelling; however, the property only has two bedrooms. For a family home on a large site, it is too small, with the existing property difficult to extend to achieve further bedrooms and bathrooms on the first floor. In addition, the property, whilst being within a large plot, has a poor relationship with the garden and the site access.
- 2.2.5 The existing dwelling is finished in stone with a tiled roof. The extensions include a mix of stone and render with tiled roofs. The wider site includes sheds, garden rooms, and a raised deck area.
- 2.2.6 The site is generally flat, with the western boundary on the edge of the valley slope. The raised deck area has long views across the valley towards Ruscombe. The Applicant owns land to the west below the deck area containing a band of mature trees that screen the site when viewed from the Ruscombe area. In addition, land to the north is now owned by the Applicant.
- 2.2.7 From Main Road, the site has two access points. The lower access adjacent to Horizons is gated, with the higher access providing the primary route into the site. From the highway, a driveway serves the dwelling and agricultural buildings.
- 2.2.8 The site is well-screened by mature vegetation, with the nearest dwelling being Horizons, which is directly south of Spring Cottage.

2.3 Planning History:

- 2.3.1 A long planning history is associated with the site; however, these applications predominately relate to the erection of additional dwellings. However, the following application is relevant to this scheme:

S.22/1969/HHOLD - Erection of a two-storey side extension, new roofs to existing single-storey extensions, porch, garden room/cycle storage with ancillary works and new landscaping. Withdrawn – 01/11/2022.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for the Stroud District, in line with Section 38(6) of the Planning and Compulsory Purchase Act, (2004).
- 3.0.2 In this case, the Local Development Plan consists of the Stroud District Local Plan (2015). The Council has now submitted their new Local Plan for examination; however, at present, it has little weight for decision-making purposes.
- 3.0.3 Furthermore, material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also applicable to the proposal.
- 3.0.4 National and local planning policies and guidance are now reviewed to ascertain their relevance to the site's location and the development proposal.

3.1 National:

National Planning Policy Framework (NPPF) (as updated July 2021)

- 3.1.1 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 establishes three sustainability objectives: economic, social, and environmental. New developments should ensure that gains are achieved across each objective.
- 3.1.2 The scheme will provide a replacement dwelling which can be delivered without environmental harm. The development would provide benefits concerning the new property being sustainable and energy efficient, along with the design enhancing the site and setting.
- 3.1.3 Chapter 12 of the NPPF establishes the requirements of good design. Developments should, therefore, foster a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and achieve developments that are visually attractive as a result of good architecture and appropriate landscaping.
- 3.1.4 The NPPF looks for the design of new developments to add to the overall quality of the area, with weight to be given to outstanding or innovative designs, which help raise the standard of design more generally.
- 3.1.5 The proposed palette of materials is in keeping with the site and setting. The scheme would clearly respond to the local setting and would represent good design.
- 3.1.6 Paragraph 167 seeks to ensure flood risk will not increase elsewhere. Where developments are in areas at risk of flooding, applications should be informed by a site-specific flood risk assessment.
- 3.1.7 The site is Flood Zone 1, so it is not at risk of flooding.

- 3.1.8 Chapter 15 considers the natural environment and ensures that developments do not harm important designations such as Areas of Outstanding Natural Beauty (AONB).
- 3.1.9 The proposal has a cohesive design developed within the site's constraints. The use of materials and the revised orientation will enhance the site and wider setting.

National Design Guide (NDG)

- 3.1.10 The following elements of the National Design Guide are also of relevance:

- C1- Understand and relate well to the site's local and wider context.
- 11- Respond to local character and identity.
- 12- Well-designed, high quality and attractive.
- 13- Create character and identity.
- 82- Appropriate building types and forms.

3.2 Local:

Stroud District Local Plan (2015)

- 3.2.1 The adopted Stroud District Local Plan is generally consistent with the provisions of the National Planning Policy Framework (July 2021), with the following policies being of relevance to this application:

- CP1 - Presumption in favour of sustainable development.
- CP3 - Settlement Hierarchy.
- CP8 - New Housing Development.
- CP14 - High-quality, sustainable development.
- HC1 - Meeting small-scale housing need within defined settlements.
- ES1 - Sustainable construction and design.
- ES3 - Maintaining quality of life within our environmental limits.
- ES4 - Water resources, quality and flood risk.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape Character.
- ES8 - Trees, hedgerows and woodlands.
- ES12 - Better design of places.

- 3.2.2 Also the following documents are also relevant to this application:

Residential Design Guide, (2000).

Whiteshill & Ruscombe Neighbourhood Development Plan

- 3.2.3 The Whiteshill & Ruscombe Neighbourhood Development Plan was adopted in October 2016. Policies in the plan relating to the location of new development, design and sustainability align with those within the adopted Local Plan.

3.3 Principle of Development:

- 3.3.1 The application site is located within the settlement development limits of Whiteshill. As per the Local Plan, Whiteshill is a third-tier settlement (accessible with limited facilities) defined within policy CP3.
- 3.3.2 The site is, therefore, sustainably located per policies CP1 and CP2. Therefore, new residential development, such as a replacement dwelling, should be supported in principle. Indeed, within a defined settlement boundary, there is more scope concerning a replacement dwelling compared to countryside locations regarding scale and siting.
- 3.3.3 Whilst the development of a replacement dwelling is considered suitable in principle, other policy considerations such as design, impact on the local character, landscape and the impact on neighbouring dwellings are all relevant matters to be addressed.
- 3.3.4 These matters are considered within section 4.0 of this statement concerning the relevant local planning policies and guidance as referred to above.

4.0 PROPOSAL:

4.1 Development Details:

4.1.1 The proposal would see the existing dwelling demolished and a replacement dwelling erected on the site.

4.1.2 The proposal is now considered in more detail:

4.2 Layout:

4.2.1 The proposal would see a new dwelling added to the site with the principal elevation facing east over the extensive grounds. In layout terms, this represents a 90-degree shift in the angle of the property compared with Spring Cottage. The change of orientation ensures that the windows to the rear of the proposed dwelling make the best use of views to the west and to enhance thermal gain. The principal elevation now addresses the site more legibly, with both lawn and parking areas given surveillance.

4.2.2 Indeed, the orientation change reflects the wider identity of this part of Whiteshill. The prevailing pattern and grain of the area, especially on the western side of Main Road, of dwellings being orientated north-south. This means existing dwellings run parallel to the Main Road, with gardens established to the rear (west) and parking/gardens to the front (east). The proposal would, therefore, clearly reflect this pattern and grain.

4.2.3 The site area is significant, with the existing dwelling relatively small. As such, the proposal makes the best use of the site and its area. It would not be cramped or overdeveloped, with extensive landscaped gardens proposed along with a large parking area. The layout works well with the north-to-south orientation of the plot. Indeed, the linear footprint of the main body of the proposed dwelling responds well to the nature of the site. The proposal is, therefore, compatible with the character and appearance of Whiteshill.

4.2.4 The outbuilding will be located on the eastern side of the existing driveway, with good highway access.

4.2.5 The layout will ensure sufficient rear space garden remains and parking/access is not impacted. The proposed layout is deemed to be consistent with Policy HC1 of the Local Plan.

4.3 Scale:

4.3.1 The proposed replacement dwelling is larger than the existing dwelling; however, the proposed scale is considered to be compatible with the nature of the site, the setting, and part of the settlement in which it is located. The main increase in floor space relates to the proposal having a full first-floor and attic space.

- 4.3.2 The footprint and height of the proposed have been established work with the constraints and context of the existing site. The site and, indeed, the wider land holding is extensive. As such, the scale of the proposal directly relates to this setting. The revised orientation of the dwelling ensures that the width of the dwelling correlates to the extent of the site whilst ensuring that it is located within the settlement boundary.
- 4.3.3 Given the topography of the site, surrounding tree coverage and the proposal would now be less visible from off-site areas. Appendix 2 includes two annotated views that establish how the revised orientation and scale of the proposal would be less overt within the wider context.
- 4.3.4 The proposal now uses the topography and tree coverage to screen the building from short- and medium-term views. Therefore, the scheme is deemed to be consistent with Policy HC1 of the Local Plan.

4.4 Design & Appearance:

- 4.4.1 The proposal has a Georgian style concerning its design, detailing and proportions. The intention is to create a dwelling befitting the site's size, scale, nature and position. Indeed, within and around Whiteshill, there are examples of Georgian style and proportioned buildings.
- 4.4.2 The proposal includes a Georgian façade and detailing on the principal elevation overlooking the formal front gardens. To the rear, the façade has a simpler and more modern arrangement of windows and doors to aid thermal gain and to take into account local views.
- 4.4.3 Local Cotswold stone and a slate roof are proposed, along with timber sash windows on the front elevation and aluminium windows and doors elsewhere.
- 4.4.4 The scheme is therefore considered to be appropriate and respectful of the surroundings of the wider village and the AONB location. As such, the scheme is considered to be in accordance with Policy HC1 of the Local Plan.

4.5 Access:

- 4.5.1 The existing access arrangements would be unaltered. Four parking spaces would be retained on the site. The scheme will provide a charger for an electric vehicle with new cycle parking.

4.6 Landscape:

- 4.6.1 The site is located within the Cotswolds Area of Outstanding Natural Beauty and the defined settlement of Whiteshill. When viewed from public vantage points, the proposal would be

largely set within the rising ground and appear as part of the existing settlement with screening by off-site trees as set out in Appendix 2.

- 4.6.2 Whilst the building is larger than the existing dwelling, the change of orientation will minimise the intervisibility of the building in the wider setting. Indeed, the scheme is not considered harmful to the AONB setting. As such, it is considered that the proposal would conserve the beauty of the protected landscape.

4.7 Flood Risk and Drainage:

- 4.7.1 The site falls within Flood Zone 1, where developments are acceptable regarding flood risk. The proposal will utilise the foul water infrastructure associated with Spring Cottage. A new soakaway would serve the proposal.

4.8 Amenity:

- 4.8.1 The proposal would not harm neighbouring dwellings in terms of amenity. The adjacent dwelling to the south is situated well away from the development, with the orientation of the dwelling adjusted. Therefore, the proposal would not be overbearing or create overlooking issues.

4.9 Heritage:

- 4.9.1 Spring Cottage, whilst a pleasant building, has significant limitations with regard to its built fabric, mainly due to the extensive extensions onto the host building. The current dwelling has small rooms and issues relating to dampness caused by the mix of older and more recent fabric elements. The Applicant has considered a renovation scheme; however, the property's location, size and orientation constrain the opportunities to create further bedrooms and reception areas to serve the family and reflect the nature of the site.
- 4.9.2 Regarding heritage assets, the site is some 80m east of Ruscombe United Reformed Church, a Grade II listed building. Ruscombe United Reformed Church is located below the site, with access taken from Ruscombe Road.
- 4.9.3 The site is well-screened by woodland, which the scheme would not impact. The built form of the dwelling would extend toward the Church; however, due to the change of levels, topography and screening, it is considered that the setting of the Church would not be harmed.

4.10 Ecology:

4.10.1 An ecological assessment supports this application. As such, the proposal includes enhancements and mitigation measures.

4.11 Trees:

4.11.1 The site includes and is adjacent to mature trees. As such, a Tree Survey and supporting plans accompany this submission. With mitigation measures in place, retained trees would not be harmed.

4.12 Sustainability:

4.12.1 The proposal has been designed to make the best use of solar gain through the orientation of the building. In addition, the proposed built fabric would exceed the Building Regulation requirements with the scheme when considering window U values and renewables, which would command an A rating for SAP/EPC.

4.12.2 The scheme includes solar panels with heating and hot water via a biomass boiler. Biomass for the boiler would come from sustainable resources on the Applicant's land holding.

4.12.3 As such, the proposed dwelling would be highly efficient and sustainable, thus reducing the long-term carbon footprint and emissions from the dwelling. The resultant dwelling would be far more efficient than an extension and renovation scheme.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that a replacement dwelling would be suitable in respect of the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the proposed development can come forward with no significant harm expected with regard to the AONB setting or neighbouring dwellings.









Red— Approximate location of rear elevation of new dwelling.

Main mass screened and softened by mature trees.



Blue — Approximate location of side elevation of new the dwelling.

The side elevation of the proposal would be visible from Main Road, compared with the front of the existing dwelling.



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