

**PLANNING AND DESIGN AND ACCESS STATEMENT SUBMITTED ON BEHALF OF
MS JILL NELMES IN RELATION TO DEMOLITION OF EXISTING STABLES AND
ERECTION OF THREE BEDROOM CHALET BUNGALOW ON LAND SOUTH OF
LAVENGRO, THE STREET, LOWER EAST END, FURNEUX PELHAM, SG9 0JZ**

1.0 THE SITE AND SURROUNDING AREA

- 1.1 The site, subject of this application is located on the southern side of The Street, Lower East End, Furneux Pelham located between the two residential dwellings known as Rosedene and White Rose Cottage. The site has a frontage to The Street of approximately 24 metres and a depth of 22 metres giving the overall site area of 528sqm.
- 1.2 Contained within the site is an existing stable building, with three stables as well as an existing vehicular access and vegetable garden. Photographs of the site as existing are produced in **Appendix A**. The stable building measures 11 metres wide by 4.5 metres deep (including the overhang) giving a total size of approximately 50sqm.
- 1.3 The site constitutes previously developed land with existing built form and sited between two existing residential properties. It will be demonstrated throughout this statement that the site constitutes a logical infill plot, suitable by policy definition, for redevelopment.
- 1.4 Although the site, technically falls outside the settlement boundary of Furneux Pelham, and is designated rural area beyond the Green Belt according to the Council's adopted proposals maps, the site is by no means isolated or remote either in terms of physical built form or in the context of access to services, facilities and public transport

links. The site falls within a cluster of existing residential development is not isolated in a physical sense and is viewed within the context of existing residential development. Due to the infill nature of the plot is a logical site for redevelopment.

- 1.5 The site is located less than half a mile from the main settlement boundary of Furneux Pelham. Furneux Pelham is defined in the Council's adopted Local Plan as a Group 2 Village. Within this category the policy advises that 'limited infill development' is considered appropriate. The Council also produced a report demonstrating the settlement hierarchy and how each village within the district has been categorised based on its sustainability credentials.
- 1.6 The site is easily accessible to the main settlement on foot and by bicycle only a short distance away. The speed limit is 30mph so although there is no established footpath there would be safe pedestrian access to the main settlement. Furneux Pelham has reasonable services and facilities including a primary school, church and public house. These facilities result in the villages categorisation as a relatively sustainable settlement where limited residential growth is considered acceptable in principle.
- 1.7 Local businesses in the area include a car mechanic, gardeners, window cleaners, car valeters, electricians and plumbers to mention a few. In addition, there is a village hall within walking distance to the site which holds regular community activities including fitness classes, a regular post office service and tuck shop. Further, local people in the village sell eggs, plants and other home produce.
- 1.8 Since the outbreak of Covid – 19 The Brewery Tap has proactively opened a shop next to the public house for local residents providing essential shopping for day to day needs providing an extra facility in the village. There is also a new children's playground adjacent to the pub. This is located only 0.4 miles from the application site within easy walking and cycling distance. This demonstrates that the village is

improving its facilities and it is essential to the continued viability of these services to have residential growth in the area to ensure the vitality of the village remains.

1.9 The site does offer alternative sustainable transport modes including walking, cycling to the facilities in Furneux Pelham and public transport links to the larger surrounding settlements. The closest bus stop is located almost directly adjacent to the site, on The Street and provides two service routes the no. 20 and the no. 27 going in either direction between Royston and Bishop's Stortford. The conclusion is drawn that the site is relatively sustainable enough to warrant limited residential growth as proposed.

1.10 The next section of this statement will outline relevant planning history.

2.0 PLANNING HISTORY

2.1 The application site does not have any recent planning history. There has been a total of four historic planning applications on this site between 1983 – 1997. These applications are not considered of particular relevance to this application due to the changes in policy since this time. The applications relating to the stables are only relevant in that they form the current built form on the site. However, for completeness the planning history of the site will be listed below:-

- March 1983 – Planning permission sought under reference 3/83/0146/FP for the erection of a tack room and stables
- June 1983 – Planning Permission was sought under reference 3/83/0619/FP – This was an altered application following the above approval.
- June 1987 – Planning Permission was sought under reference 3/87/1097/FP for a four bedroom detached dwelling and garage
- April 1992 – Planning Permission was sought under reference 3/92/0380/FP for a three bedroom detached dwelling and garage

2.2 What is also worth noting is that historically, further back than the above history, the site did formerly contain a row of three thatched cottages dating back to the early 1900s. A historic map showing these former cottages are shown in **Appendix B**.

2.3 The three thatched cottages, each of two rooms, were owned by David Johnson, a small-scale farmer in Upper East End. He and his family moved to Swards End, at the eastern side of Saffron Walden in the early 1900s to take on a 200 acre farm.

2.4 The owner of the cottages, David Johnson, was unfortunately committed to the Cambridgeshire County Asylum in Fulbourn in 1907 and died there in 1909. His wife Hope continued, with her several sons and daughters, to farm at Swards End. She

tried to sell the cottages, without success, and in June 1912, with her daughter Lydia, was convicted of arson, intending to claim against the Atlas Insurance Company for the £200 they were insured for. Unfortunately the cottages were never rebuilt. This does however establish a history of residential use of the site prior to the stables being erected.

- 2.5 Although there is no recent planning history relating to the application site, there is a recent planning permission, allowed on appeal, which is considered relevant in terms of the suitability of the site for residential development. This planning is relevant to the application proposal as it relates to a site within a close proximity, however further away from the settlement boundary of Furneux Pelham than this site and was considered sustainable for residential growth. This will be briefly outlined in the following paragraphs and a copy of the appeal decision is produced in **Appendix C**.
- 2.6 The site subject of this appeal was land adjoining Spring Paddocks, East End, Furneux Pelham. As mentioned above this site is further away from the main settlement of Furneux Pelham than the site subject of this application. Planning permission was sought in this case for the erection of a three bedroom dwelling and cart lodge.
- 2.7 The main consideration in the appeal determination was whether the site was in a suitable location for housing. The Inspector accepted that the Appellants site constituted previously developed land.
- 2.8 It is emphasised that the same conclusion should be drawn in relation to the Applicants site. The proposed dwelling would be sited on land which already contains built form in terms of a stable building. It also falls within the owned curtilage of Lavengro (on the opposite side of the road). The site clearly constitutes previously developed land.

- 2.9 As this conclusion was reached on appeal the fundamental point in determining acceptability of the proposed dwelling was whether the site is in a sustainable location for new housing. Paragraph 14 – 17 of the Inspectors appeal decision (produced in **Appendix C**) are a very material consideration in this case. Here the Inspector found that the site was close to the settlement of Furneux Pelham to provide alternative transport modes including walking and cycling and also public transport links. The conclusion was drawn that the provision of a dwelling in this location *“adheres to Policies DPS2 and GBR2 of the DP, being a proposal on previously developed land in a sustainable location. The appeal scheme would therefore be in a suitable location when applying the spatial strategy in the development plan.”*
- 2.10 The fact that the Inspector has determined this location to be sustainable is a key finding in the preparation and submission of the Applicants proposal. The location has been found to be suitable for limited residential growth and this site is further away from the settlement than Applicants site which is even closer to services, facilities and public transport links than this determined appeal.
- 2.11 It is requested that the Council does give weight to this recent appeal decision as it would not be reasonable to refuse permission on the grounds that the location is not sustainable. Although the Applicants site does fall outside the settlement boundary, as concluded above, this does not automatically preclude development especially when there are policy exceptions including the fact that the site constitutes previously developed land and has been found to be sustainable and would be a logical infill plot. Further reference to the policy considerations will be made later in this statement.
- 2.12 It is also emphasised that since this appeal decision a more recent application has been determined and granted under reference 3/22/0608/FUL on the same site for a larger

two storey dwelling. The Council clearly found in this case that the larger and more dominant dwelling would not be harmful to the character and appearance of the rural area. This is also a relevant consideration. The Applicants proposal is a modest traditional chalet bungalow and would have much less of an impact on the character of the rural area, especially because it would be viewed against the context of the adjacent residential development.

- 2.13 Attention is also drawn to another appeal decision in the local area which is also considered relevant in terms of sustainability. In March 2019 an appeal was allowed under reference APP/J1915/W/18/3209314 for the erection of a semi-detached dwelling at Allens Meadow, Glencol, The Wash, Furneux Pelham. For reference a copy of the appeal decision is produced in **Appendix D**.
- 2.14 Like the appeal at Spring Paddocks, in the determination of the appeal the Inspector identified the main issue to be *“whether the proposed development would be appropriately located.”* Like the Applicants site the appeal site was located beyond the village development boundary of Furneux Pelham in the rural area beyond the Green Belt. It was therefore assessed against the same planning policy.
- 2.15 In paragraph 9 of the appeal decision the Inspector stated that *“there is a bus stop 380 metres from the appeal site and there are public rights of way nearby facilitating safe off-road walking and cycling via a network of routes. There is a right of way close to the appeal site to the south. Therefore, in my judgement, there would be sustainable transport modes and occupiers of the new dwelling would not be reliant on use of a motor car. Goods, services and amenities would accordingly be accessible at nearby villages and other settlements, patronage of which would contribute to their economic viability as supported by paragraph 78 of the Framework. Due to the connection of the new dwelling with these sustainable networks, and with the pattern of residential*

development along the road, I do not consider that it would be an isolated home in the countryside or would be unsustainable.”

- 2.16 This conclusion backs up the other Inspectors findings this Inspector also considered the provision of one dwelling to be sustainable development. The Inspector recognised that the new dwelling would support the existing services in the surrounding villages. The proposal subject of this application would likewise contribute to the viability of local businesses in Furneux Pelham and the surrounding rural villages and is closer to the main settlement, with improved public transport links than these cases.
- 2.17 Paragraph 11 recognised that although the Council can now demonstrate a 5 year housing land supply the Inspector concluded that the *“the creation of an additional home and the economic effects from building it are clear benefits to which I attach moderate weight.”*
- 2.18 Likewise, the proposal subject of this application would contribute a high quality sustainably constructed home to add to the housing stock in the district which weighs in favour of the development. It is requested that the Council considers these appeal decisions when assessing the Applicants proposal.
- 2.19 The next section of this statement outlines the proposal in more detail.

3.0 THE PROPOSAL

3.1 The proposal, subject of this application, relates to the demolition of existing stable building and erection of a three bedroom traditional chalet bungalow on land south of Lavengro, The Street, Lower East End, Furneux Pelham.

Use

3.2 The site currently has a mixed use. The site has been utilised as a stables for animals and also contains vegetable patches utilised by the Applicant who owns the residential dwelling Lavengro (opposite side of the road). The proposed use is solely use class C3 residential. This is considered an appropriate use given the infill nature and falling within the category of Previously Developed Land.

Layout

3.3 As demonstrated on the submitted floor plans the internal layout comprises of an entrance porch, leading into the lounge area with log burning fire place and access out to the rear garden area. The left side of the property would contain a double bedroom with en-suite with separate wardrobe area. This allows for the proposed dwelling to be disabled friendly by having sleeping quarters on the ground floor which is easily accessible. The right hand side contains the kitchen area with separate utility / boot room with access from the outside. There is also a separate w.c.

3.4 The roof space would contain two further bedrooms and a bathroom providing adequate accommodation across both floors, suitable for different types of occupiers. The layout has been created in a logical and user friendly manner, with a large amount of glazing to let natural light flow through all the habitable areas. All rooms comply with the minimum space standards as required.

Scale

- 3.5 The proposed design is rectangular in shape, to reflect the shape of the existing stable building. The total width of the chalet bungalow is 12 metres, only 1 metre wider than the existing stable building and has a maximum depth of 6 metres, 1.5 metres deeper than the stables. Therefore, in terms of built form on the site the footprint of the proposed dwelling would be comparable to the existing, thus not having a materially greater impact upon the character and appearance of the countryside.
- 3.6 The height of the dwelling is approximately 6.5 metres, which although is taller than the existing stable building, would be lower/ comparable to the adjacent dwellings and therefore compliments the character of the street scene. The dwelling would not appear dominant, is a modest scale and smaller than the two adjacent dwellings to ensure there is no over dominance. As demonstrated on the proposed block plan the dwelling sits comfortably on the plot, cohesive with the existing building line of the residential dwellings either side.

Appearance / Materials

- 3.7 Careful consideration was given to the design of the proposed dwelling to ensure it reflected the existing character and appearance of the area which is predominately traditional in character with dormer windows a prominent feature of the area.
- 3.8 The traditional design of the chalet, together with the proportions are respectful of the adjacent development and seeks to blend in with the existing character rather than seek to compete. The dwelling is an attractive design with sympathetic materials used which also take reference from the local vernacular including plain clay tiles on the roof, render / stone paint and stock brick plinth. Although there is a mix of development in the area these materials are a common feature, especially the

rendering. The dormers add to the traditional nature and have been kept modest to compliment a traditional design.

Access

3.9 The site benefits from an existing vehicular access onto The Street which has been utilised over the years in association with the stables. The proposal will utilise the existing access maximising the visibility splays in both directions. As demonstrated on the submitted block plan the parking and turning area suitable for the size of development has been included in the design to ensure all vehicles can turn within the site safely to exit onto The Street in forward gear. There is plenty of parking available to comply with the 2.5 spaces required based on the three bedroom dwelling.

Landscaping

3.10 There is an existing hedgerow along the front boundary of the site which will be retained and enhanced accordingly. This will provide a landscape buffer meaning that there will be limited views into the site and minimising any visual impact. However, given the limited scale of the proposed dwelling and the context of the surrounding development it is submitted that the proposal would not have any negative impact upon the character and appearance of the countryside. In fact, the attractive and traditional design is considered to enhance the visual character of the area cohesive with the adjacent development.

Sustainability

3.11 The build will incorporate highly sustainable construction methods including a high level of insulation in both the walls and the roof. Good quality highly efficient windows and doors will be installed to minimise air leakage.

- 3.12 The proposals will include low energy domestic lighting with the use of energy saving bulbs and halogen spotlights. All major electrical appliances (i.e. refrigerators, freezers, washing machines, tumble dryers, washer/dryers and dishwashers) installed in the dwelling will be Energy Saving Recommended.
- 3.13 The dwelling will make use of rainwater collection systems, for rainwater harvesting which will be used to collect rainwater for use in the house and garden.
- 3.14 The proposal includes the provision of a fireplace which will result in a natural heating source being able to heat the dwelling minimising the need for central heating. The Applicants also intend to incorporate solar panels on the rear part of the roof which will also allow the dwelling to be highly efficient and in accordance with the presumption of sustainability as set out in the NPPF. The proposal will provide a high quality sustainable home to add to the housing stock in the district. Externally the dwelling will be traditional but internally will incorporate all these eco technologies to create a highly sustainable home.
- 3.15 The Applicant intends to move into this property. They are local residents who have lived in the area for several years. They currently occupy Lavengro however are seeking to downsize to a more manageable dwelling and land as it is getting more difficult to manage their existing property.
- 3.16 The proposal will now be assessed against relevant local and national planning policy.

4.0 PLANNING POLICY CONSIDERATIONS

4.1 The following policies have been considered in the preparation of this planning application:-

- **The National Planning Policy Framework**
- **Policy GBR2 Rural Area Beyond the Green Belt**
- **Policy DES4 Design of Development**
- **Policy TRA3 – Vehicle Parking Standards**

The National Planning Policy Framework

4.2 The golden thread running through the NPPF is the presumption in favour of sustainable development. It has already been demonstrated, especially with the recent appeal decisions on the close by sites, that the site has reasonable access to the facilities within Furneux Pelham and is considered to be a sustainable location for limited residential growth.

4.3 The proposal has been assessed against the three roles of sustainability set out in the NPPF namely the economic, social and environmental roles and the conclusion is drawn that the proposal would be compliant. An economic role includes contributing to a strong economy to ensure that sufficient land is available in the right places at the right time to support growth. A social role includes supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. An environmental role includes contributing to the protection and enhancement of the natural environment, minimising waste, and pollution.

- 4.4 This proposal seeks to make the most effective use of the land which is considered previously developed land and an infill plot. The erection of a dwelling on this land would not materially alter the existing character of the site and surrounding area. The proposed bungalow is comparable to the existing scale of development in terms of footprint and has been designed to complement the other dwellings in the immediate vicinity. The NPPF stresses the importance of making an effective use of land which is a key factor weighing in favour of the proposal. The site is not open countryside and is well contained between existing residential development. The site makes no contribution to the wider setting and is less than half a mile from the main settlement boundary.
- 4.5 The proposal would contribute a high-quality design and eco sustainable home to add to the housing stock in the sustainable construction methods and energy efficient natural resources would be utilised in accordance with the environmental role.
- 4.6 The proposal would contribute to the local economy maintaining the vitality of the rural community supporting local services as required in the NPPF.
- 4.7 The proposal would not result in any material visual impact upon the character and appearance of the area and would be viewed against the context of existing residential buildings. The proposal would also have a negligible impact upon the listed building (Lavengro opposite) as the two would not be viewed together in the same context.
- 4.8 The NPPF also highlights the importance of good design which is also a key aspect of sustainable development. The design is traditional to ensure its cohesion with the surrounding character, although modest in scale, has a spacious layout, the choice of materials ensure it complements the rural setting and surrounding development. The internal functional layout would be suitable for all types of occupiers.

- 4.9 Although the site is not directly adjoining the curtilage of the listed building, relevant policies relating to the heritage asset Lavengro have been considered in the preparation of this planning application. The National Planning Policy Framework (NPPF July 2021), paragraph 194 states *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’*
- 4.10 The Paragraph 195 goes onto state that *“The LPA should identify and assess the significance of the heritage asset that may be affected by the proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”*
- 4.11 In this case the significance of the site is that it falls within the same ownership as the Grade II Listed building namely the Applicants residential dwelling ‘Lavengro. It is firstly emphasised that the application site does not form part of the original curtilage of the listed building and there is a physical separation distance, with The Street between the two plots of land meaning that the character of the listed asset would remain un-altered. The modest scale of the proposed dwelling would ensure it appears as a subservient structure within the context of the street scene setting minimising any conflict.
- 4.12 As already demonstrated throughout this report the site is well contained and including built form (the stables) the site does not having any real physical, visual relationship to the listed building. Due to separation, with road in between and the

landscape screening the existing dwelling there will be no material change in the setting of the listed building. The proposal would not therefore have any significant impact on the heritage asset.

- 4.13 Paragraph 202 states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 4.14 There are several benefits to the proposal including providing an environmentally friendly eco home to add to the housing stock. The proposed design will add diversity in the area with a traditional, attractive, functional design would be suitable for all types of occupiers. The proposal makes an effective use of an under utilised parcel of land which is an infill plot sited directly between two existing dwellings and amongst a cluster of residential development on both sides of the road. There is no substantial harm to the heritage asset. It is submitted that the provision of a dwelling in this location is the most optimal viable use.
- 4.15 There is no indication of any archaeology interest within the site. The historic environments records and other documents relating to the history of the site indicate that there is no underground archaeology.
- 4.16 In terms of architectural and aesthetic interest there no real visual relationship between the proposed dwelling and existing dwelling when viewed from the road.

- 4.17 The application site is not considered to make a positive contribution to the setting of the heritage asset. Furthermore, careful consideration has been given to the siting and scale of the proposed dwelling to ensure the relationship between the dwellings either side are cohesive and respected.
- 4.18 It is submitted that the proposed scheme is considered not to have an impact on the special architectural or historic interest of the building, or to have an impact on the character, appearance, significance to the surrounding heritage assets. The position of the proposed dwelling and the introduction of built form in the modest way proposed would have a neutral effect and would result in less than substantial harm to the significance of the adjacent heritage asset.

Policy GBR2 Rural Area Beyond the Green Belt

- 4.19 The site is located within the rural area beyond the Green Belt and therefore policy GBR2 is relevant to this proposal. The policy sets out several types of development which will be allowed in the rural area providing they are compatible to the rural area. Criterion e) is considered most relevant in this case. This criterion allows for *“(e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area;”*
- 4.20 The conclusion is drawn that the application proposal would comply with criterion e). The site constitutes limited infilling and would be located between two existing residential dwellings. The proposal would provide a logical rounding off, of the existing development in the area and would not extend built form into open countryside. It

has already been established that the site is in a sustainable location very close to the main settlement of Furneux Pelham with public transport links.

- 4.21 The site also falls within the category of previously developed land in accordance with the definition set out in the NPPF. The site contains an existing stable building and is owned and utilised by the Applicant including a vegetable patch. Therefore, the site contains a permanent structure and is part of the curtilage of the existing dwelling thus constituting previously developed land. The proposal therefore clearly complies with policy GBR2.

Policy DES4 Design of Development

- 4.22 Policy DES4 sets out the standard design criteria for all development. All development proposals must be of a high standard of design and layout to reflect and promote local distinctiveness. The character of the area is varied in terms of scale and overall appearance however there is a local distinctiveness in terms of traditional design.
- 4.23 The Applicant has designed a highly sustainable home with a traditional appearance but meeting modern eco standards to ensure it is cohesive with the rural setting whilst providing a highly sustainably constructed home to add to the local housing stock. The modest scale of the proposal minimises any impact of the development and complies with the existing building line of the adjacent dwellings.
- 4.24 The layout, siting, materials and density reflect the low density of development in the area and is set within the plot. The scale of development is modest, and the landscaping is to be retained and enhanced. This minimises any visual impact of the development on the character and appearance of the area.

- 4.25 The proposal would not result in any harm in terms of overlooking, over dominance or loss of privacy in accordance with the criteria set out in this policy. All windows at first floor level are located to the front and rear only to preserve privacy. The height is lower than the adjoining residential development with adequate separation distance to the boundaries and the siting and orientation also ensure no overdominance would occur.
- 4.26 The proposal constitutes high quality design which will be constructed using highly sustainable methods and eco technologies including the provision of fireplace using natural resources, solar panels with compact high battery storage for PV power, electric plug for car charging, rainwater harvesting and high levels of insulation.
- 4.27 All internal rooms are of an adequate size exceeding minimum space standards creating functional and usable space for all future occupiers maximising natural light into all habitable rooms.
- 4.28 The conclusion is drawn that the proposal complies with all relevant design criteria set out in policy DES4.

Policy TRA3 – Vehicle Parking

- 4.29 Policy TRA3 requires all development to meet adequate parking standards for all new development. The policy relates to the supplementary planning document vehicle parking. This requires based on a three bedroom dwelling to achieve 2.25 parking spaces. The site can easily accommodate this in accordance with the adopted standards as well as an adequate turning facility to ensure all vehicles exit the site in

forward gear. The proposal clearly complies with the requirements set out in policy TRA3.

- 4.30 Having assessed the proposal against all relevant local and national policy the conclusion is drawn that the proposal complies with all policy considerations. Both the location and dwelling itself accords with the presumption in favour of sustainable development. The proposal would make an effective use of land which constitutes previously development land and would not have any significant impact upon the character and appearance of the area or the setting of the listed building and would contribute a sustainable home to add to the housing stock in the district.

5.0 CONCLUSION AND SUMMARY

- 5.1 The proposal, subject of this application, seeks planning permission for the demolition of an existing stable building and redevelopment of the site with a detached three bedroom chalet bungalow.
- 5.2 Reference has been made to the infill nature of the site, bound on both sides by existing residential development. It has been demonstrated that the site constitutes previously developed land where there is a policy presumption of redevelopment of.
- 5.3 The area has been characterised as residential with traditional dwellings. The proposal takes into account the local context and has been designed to enhance and maintain the traditional character of the area.
- 5.4 Reference has been made to the sustainability credentials of the site. It has been demonstrated that although the site is technically designated outside the defined settlement boundary of Furneux Pelham, it is by no means an isolated plot either in a physical sense or in terms of its proximity to the facilities in the main settlement. The site has good public transport links and is within walking and cycling distance of the main settlement, less than half a mile away. The conclusion has been drawn that the site complies with the presumption in favour of sustainable development.
- 5.5 Although there is no recent planning history relating to the site, other relevant and recent planning decisions have been referred to which demonstrate the locality has been considered sustainable and suitable for limited residential growth.

- 5.6 The proposal has been described and reference made to the design being cohesive and complementary to the surrounding character. The attractive and traditional design using cues from the adjacent development and a mix of materials combined with the sustainable construction of the dwelling will make a positive contribution to the housing stock.
- 5.7 The proposal sits comfortably on the plot. The orientation and siting of the dwelling complies with the existing building line. The scale of the dwelling respects the footprint of the existing development on the site and integrates with the adjoining residential development. Adequate internal space standards are provided and the proposal includes parking and amenity space exceeding the minimum requirements set out.
- 5.8 The proposal has been assessed against local and national planning policy and the conclusion is drawn that the application proposal complies with all relevant policy criteria. The site constitutes previously developed land, in a sustainable location and is a logical infill plot. All these factors weigh in favour of the development. Likewise, the appropriate design, scale and effective use of land also accords with both local and national policy.
- 5.9 It has been demonstrated that the proposal complies with the key roles of sustainable development and would not cause any impact on the Listed Building Lavengro. The proposal makes a positive contribution to enhance the street scene compared to the existing.
- 5.10 Having regard to all matters outlined in this statement together with the submitted planning documents the Planning Officer is respectfully requested to grant planning permission subject to appropriate conditions.

5.11 The Applicants Agent welcomes discussions with the allocated Officer throughout the application should any further information be needed or any clarification required.