

# PLANNING STATEMENT

Proposal:

Proposed Replacement Dwelling

Site Address: Kenwood, Seaview Road, Woodhouse  
Hill, Uplyme, DT7 3SL

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## 1. INTRODUCTION

- 1.1. This Planning Statement (Statement) is prepared by APW Planning Consultants on behalf of the owners of the property known as Kenwood. The site is located at Woodhouse Hill, Uplyme, Lyme Regis. The proposed development relates to the demolition and replacement of the existing dwelling and associated landscape works.
- 1.2. The existing dwelling is of little architectural merit and is considered no longer fit for purpose. Our client design brief is to build a dwelling that is environmentally sustainable and sensitive to the surrounding landscape, located within the designated East Devon National Landscape (formerly known as East Devon AONB). The architecture firm Dandelion Seeds have been engaged to design a sustainable home that will be a positive enhancement for the area and provide a lifetime home for our clients.
- 1.3. The Statement should be read in association with the statutory Planning Application Form, Design & Access Statement – prepared by Dandelion Seeds Architects, Ecology Report, and accompanying development plans.

## 2. SITE CONTEXT AND LOCATION

- 2.1. The application site comprises a detached residential dwelling with accommodation provided over one and a half storeys. The dwelling is set within a spacious plot, which is characteristic of the Seaview area – see Figure 1: Aerial Context Plan and Location Plan. The dwelling is set well back from the roadside frontage. Further site analysis is also included in the Design & Access Statement.

Figure 1 – Aerial Context Plan and Location Plan



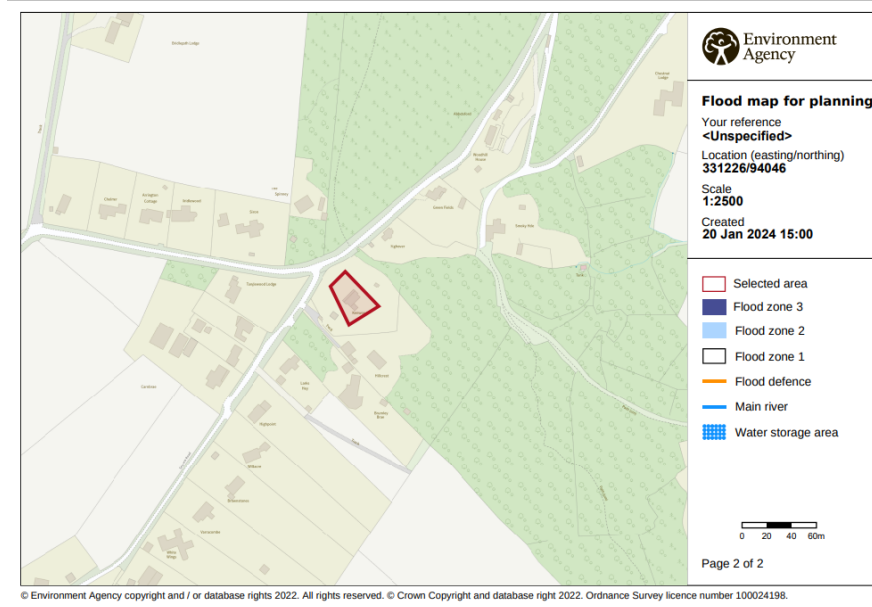
Source: Google Earth accessed 20 January 2023

- 2.2. The site is located approximately 1.5 km to the northwest of the village of Uplyme. The site is located within walking distance to public transport, with a bus stop located at Lyme Road (B3165) to the east of the site.
- 2.3. The characteristic of the area includes a range of dwelling styles and palette of materials.

### Flood Risk.

- 2.4. The subject site is identified as Flood Zone 1 and is, therefore, within an area of low probability of flooding – see **Figure 3: Flood Zone Map.**

Figure 3: Flood Zone Map



Source: <https://flood-map-for-planning.service.gov.uk/>

### 3. PLANNING PROPOSAL

- 3.1. Planning permission is sought for the demolition of the existing detached dwelling (one and a half storey) and associated garage outbuilding, and the construction of a replacement four bed dwelling and garage/store. The proposed block plan demonstrates that the replacement dwelling would fit comfortably on the plot and would be compatible with the character and building pattern of the area. The footprint will stay largely the same as shown on the proposed site plan, with an increase in accommodation provided at first floor level.
- 3.2. Sufficient car parking and turning area is provided on site to allow vehicles to enter and exit in a forward gear.
- 3.3. The design of the dwelling is of a contemporary design and sustainable build featuring high quality materials (e.g., timber cladding, stone, aluminum windows, with a standing seam roof). The build includes solar PV and an air source heat pump. Further commentary on the rationale for the palette of materials is set out within the Design & Access Statement.

#### Landscaping

- 3.4. The proposed layout has been carefully designed to retain mature landscaping, which will assimilate the development in its environment. The retention of mature landscaping plays a dual role in mitigating any landscape impact and providing habitat for wildlife.

## 4. PLANNING ASSESSMENT

### National Planning Policy Framework (NPPF)

- 4.1. The Ministry of Housing, Communities & Local Government released an updated version of the NPPF in December 2023. The NPPF sets out the Government's planning policies for England and how these should be applied.
- 4.2. Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of planning applications (para 2, 47).
- 4.3. The NPPF sets out the purpose of the planning system is to contribute to the achievement of sustainable development. The planning system has three overarching objectives: an economic objective, a social objective, and an environmental objective.
- 4.4. Paragraph 8 identifies that these objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives.
  - a) an 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;
  - b) a 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.5. They are not, however, criteria against which every decision can or should be judged (paragraph 9).
- 4.6. Paragraph 11 sets out a presumption in favour of sustainable development, so that sustainable development is pursued in a positive way. The proposed dwelling will play an important social role in providing an opportunity for the applicant to reside within their existing community and retain social networks.
- 4.7. The proposed scheme is for a replacement dwelling, which provides the opportunity to build a highly sustainable dwelling and deliver excellence in design. There will also be economic benefits during the building and construction works. The replacement dwelling will deliver social benefits in enabling our client to retain existing social networks in the community and build a lifetime home.

#### Rural Housing

- 4.8. Paragraph 84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential building; or

e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

4.9. The proposed development relates to a replacement dwelling application and is not an isolated site for the purposes of the NPPF. The tests set out in paragraph 84 are not therefore relevant in this case.

4.10. Section 9. Promoting sustainable transport, at paragraph 115 states:

‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

4.11. The proposal is for a replacement dwelling only and there will no greater impact on the road network than the existing situation.

4.12. Section 12. Achieving well-designed places, sets out the government’s position that good design is a key aspect of sustainable development. Paragraph 135 sets out the requirements to be considered in the decision-making process, including:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.



- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks, and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.13. The proposed dwelling represents a high quality architecturally designed and sustainable build that would be sympathetic to the site's natural and built environment.

#### Development Plan

4.14. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that 'where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise'.

4.15. The Development Plan comprises the Adopted East Devon Local Plan 2013-2031, adopted 28 January 2016. The Plan sets out a strategy for delivering growth up to 2031. The following section of this statement addresses the key policy considerations relative to the proposed development.

4.16. The following section addresses the key policy considerations relevant to the assessment of the application.

#### Replacement Dwelling

4.17. The key Local Plan Policy is H6 – Replacement of Existing Dwellings in the Countryside. The policy supports the replacement of dwellings in the countryside subject to a number of criteria being satisfied, addressed below.

#### **H6 - Replacement of Existing Dwellings in the Countryside**

Proposals for the replacement of an existing dwelling outside the defined Built-up Area Boundaries will be permitted, provided that all the following criteria are satisfied:

1. There is an existing, permanent, habitable dwelling located on the site, which is not a dwelling specifically granted planning permission under the agricultural or forestry exceptions policy.
2. The replacement dwelling is located on, or adjacent to, the footprint of the existing dwelling, or elsewhere within the curtilage of the building where a clear planning or environmental benefit will be achieved.
4. The replacement dwelling does not detract from the appearance and character of the landscape, and within the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty harm the natural beauty of the landscape.
5. The dwelling to be replaced is not of architectural importance (whether Listed or not) or important in terms of contributing to landscape character or quality or local distinctiveness.

A condition will be attached to any planning permission granted, which requires the demolition of the existing dwelling prior to the occupancy of the replacement dwelling, should an alternative location for the replacement dwelling be agreed.

4.18. There is an existing, permanent, habitable dwelling on the site which is not subject to any occupancy conditions under the agricultural or forestry exceptions policy. Whilst not a requirement of the policy, the Design & Access Statement addresses the key factors as to why the decision was made to demolish the existing building and deliver a sustainable high quality new build dwelling:

- the existing house has extremely poor insulation
- the kitchen utilities (including plumbing and electrics) are outdated
- the house is in a poor condition generally
- the kitchen, utility room and living areas are inadequate for the needs of a large, modern family
- the current house has limited access to the spacious, rear garden due to the placement and height of the living and kitchen rooms in relation to the landscape.

4.19. The replacement dwelling is located on a similar footprint to the existing dwelling – see site plan. Whilst there is an increase in accommodation at first floor, there will be no impact on the landscape or residential amenity.

- 4.20. The design and siting has been carefully considered to respect the landscape character and appearance of the area, which is located within the East Devon National Landscape (formerly AONB).
- 4.21. The existing dwelling is of little architectural importance.

#### Design, Landscape Impact and Residential Amenity

- 4.22. The proposed development comprises a high-quality contemporary design response, which respects its context, surrounding built form, and landscape qualities of the area. The proposed scale, siting and design integrates the development within its local surroundings. The design rationale is set out in the accompanying Design & Access Statement.
- 4.23. The siting and design of the dwelling has been carefully considered to avoid any significant impact on adjoining residents. The design deliberately incorporates windows in a height similar in nature to the existing 1½ storey house and creates no additional overlooking from the previous design. The ridgeline remains the same as the existing dwelling.
- 4.24. The proposal provides a sustainable and natural design, which will enhance and retain the character and appearance of the site. The carefully selected choice of materials ensures the proposal is sympathetic to the landscape qualities of the area.
- 4.25. The design includes a replacement garage which will incorporate cycle storage, domestic storage and plant room.
- 4.26. The proposed replacement dwelling will be based on the existing footprint and there will be no impact on existing trees or tree roots.
- 4.27. In summary, the proposal is compliant with Policy D1 – Design and Local Distinctiveness and Strategy 46 – Landscape Conservation and Enhancement and AONBs).

### Uplyme Neighbourhood Plan

- 4.28. The design acknowledges that alternative designs might be more acceptable on less prominent sites away from the centre of the village. The proposal constitutes a high quality design that is bespoke to the site and will preserve and enhance the landscape qualities of the area.

### Biodiversity

- 4.29. The application is accompanied by an Ecology Assessment that demonstrates there will be no significant impact on biodiversity. The report sets out a range of additional mitigation/wildlife enhancement opportunities that will be implemented.

### Access

- 4.30. The existing access will be retained and parking and turning areas provided on site. There will no greater impact on the existing road network.

### Conclusion

- 4.31. The proposal complies with the provisions of the Development Plan and government guidance contained within the NPPF. The development represents design excellence that will deliver a high-quality dwelling that responds to its context, surrounding built form, and landscape qualities of the area. The proposed palette of materials is sympathetic to the sites natural and built surrounds. The proposal will provide a functional and contemporary family home for our clients, that will enable them to reside in place, whilst architecturally the development is influenced by the special qualities of the area.
- 4.32. Should you require any further information please do not hesitate to contact this office at the earliest opportunity.

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