

DESIGN AND ACCESS STATEMENT

For A Planning Application On

The Old Rectory, 3 Churchgate Street, Southery, PE38 0ND on 28 January 2024

Proposal

Full Planning Permission for the erection of 1-detached, 5-bedroom two-storey house, garaging, new access, drive and retaining wall to sit beyond the main landscape areas of trees and hedges to be retained.

Previous planning permissions for the erection of a 4-bedroom house were granted under planning permissions:

20/02130/F

17/02333/F

15/00072/F

This is a new application to accommodate a slightly larger dwelling but all other considerations remain the same.

Site

Land adjacent to The Old Rectory, Churchgate Street, Southery, Downham Market, Norfolk, PE38 0ND

Introduction

This firm was appointed by Mr and Mrs J Poole to prepare and submit a planning proposal for the residential development of the site in question. This statement along with accompanying plans and other documentation, will illustrate the merits of the application. We trust that you will agree that this proposal offers a suitable infill plot within the existing settlement boundary in line with current Local Plan Policies. It is designated as a type "C" area and therefore acceptable for the use proposed. This proposal also supports Central Government Policies, especially PPS 3 related to Housing and PPS7 Sustainable Development in Rural Areas

Site Description

The site is located within the built up residential area of Southery. It comprises of part of the garden area of the Old Rectory and measures approximately 1269.6 metres in extent. Due to the position of the Old Rectory sited to the left of the whole site, by creating another residential plot the overall balance in the landscape is not effected. The site itself looks to houses West, East and South with the main street through the village at the bottom of the proposed drive entrance. The character of the area is seen as residential although no definite architectural style can be established due to the current mix of buildings in its immediate vicinity. A major feature identified on the site proposed for development is the oak tree covered by a TPO. A meeting was held on the site with the Landscape Officer M Houldsworth to establish his views and follow his wishes also expressed in an email dated 5 November 2008. Our block plan drawing shows trees he accepted could be removed that are

not worthy of retention. A scheme of increased landscaping can easily improve any areas if requested under a form of condition if so desired.

Flood Risk

Flood risk has been assessed in accordance with Government Guidance PPG 25 and the Environment Agency by way of suitability for development and comes within Zone 1 not a risk area, as confirmed with your office advisor Ruth Reading at the time of the previous planning approval 20/02130/F.

Development Proposal

This application is for a 2-storey house creating a total floor area of 238sq metres. The proposal also includes garaging and car parking for 2-cars together with turning space and access as required to current private access standards. The design has been conceived in materials, height, size and overall shape in order for the relationship of the Old Rectory, Stable Block two important buildings within the village landscape not to be compromised in any way or the trees on Block Plan submitted. Therefore this proposal will have no impact on adjacent properties due to the mature setting of the site and the established street scene in this part of Southery. Trees and hedges shown on the submitted plans will be protected from damage before and during construction work by fencing as agreed in writing with the Local Authority with the previous planning permission 20/02130/F.

A programme for archaeological work in accordance with the written brief submitted will be adhered to before any development takes place.

Access

The site provides direct access to the main road layout, footpaths, transport connections, facilities include the village shop, public house, church etc. for all of any potential purchasers regardless of age, disability or social grouping.

Bin Storage - This will be positioned in the store provided to the side of the property.

Heritage Significance and Impact

According to the correspondence on previous planning permission 20/02130/F, the application site is adjacent to the churchyard of the medieval church of St. Mary of Southery. Consequently, there is a concern that archaeological remains may be present on the application site. The Archaeological Brief for the Monitoring of Works (by Norfolk Museums and Archaeological Service) for the site will be followed as part of the proposed development to address this concern.

The current Church of St. Mary is approximately 75 metres to the South of the application site and the site is obscured by buildings and vegetation from its view. It is our view that the proposed development will not have any visual impact on the historic fabric of this locality.

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