



STANFORDS

The Twiggery,
Chapel Road,
Beaumont CO16 0AR

Replacement Dwelling

Planning Statement



Alison Cox
March 2024

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr & Mrs Lowe and is submitted in support of a full planning application for the replacement of the existing dwelling known as 'The Lodge' at The Twiggery, Chapel Road, Beaumont CO16 0AR.
- 1.2 In 2017 'The Lodge' was sited in the rear garden of The Twiggery as accommodation for the Lowe's daughter and her family. It has been established by the Council that the lawful use of The Lodge is as a dwellinghouse in its own right.
- 1.3 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. Although the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2013 removed the requirement for Design and Access Statements to be submitted with minor planning applications, this statement is submitted to explain the rationale behind the development to assist the Local Planning Authority in making its decision.

2.0 Site and Surroundings

- 2.1 The application site is a lodge located at 'The Twiggery', which is on the northern side of Chapel Road within the parish of Beaumont.
- 2.2 The wider plot is divided into two distinct sections; to the western side is the host dwelling and a detached garage. The eastern side, the area subject of this application, contains 'The Lodge and a scattering of small domestic outbuildings. Both dwellings benefit from their own independent vehicular accesses.
- 2.3 The character of the area can be defined as semi-rural. The site itself is well populated with built form as discussed above, and there is sporadic additional built form along this section of Chapel Road. However, the wider character is far more rural, with large parcels of grassed and agricultural land to all sides.

3.0 Planning History

3.1 Where a single, self-contained set of premises comprises a unit of occupation, which can be regarded as a separate "planning unit" from any other part of a building containing them; are designed or adapted for residential purposes, containing the normal facilities for cooking, eating and sleeping associated with use as a dwellinghouse; and are used as a dwelling, whether permanently or temporarily, by a single person or more than one person living together as, or like, a single family, those premises can properly be regarded as being in use as a single dwellinghouse for the purposes of the Act.

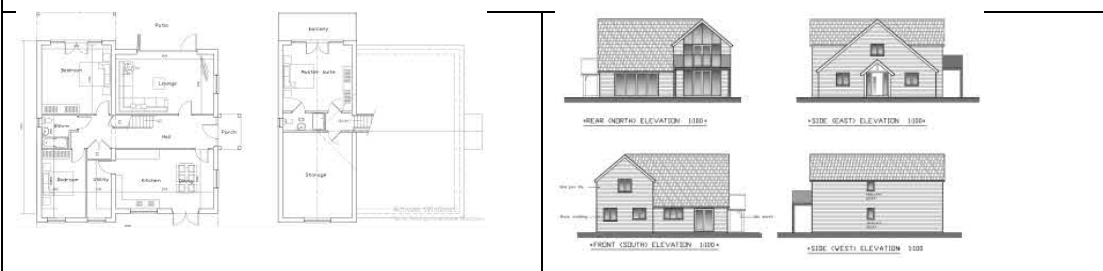
3.2 On 31st May 2023 the Council confirmed under application 23/00476/LUEX that the lawful use of The Lodge is as a dwellinghouse in its own right.

3.3 In June 2022 planning permission was granted for the replacement of an existing building as permanent accommodation with a new dwelling at the rear of St. Veda (22/00279/FUL). As the crow flies this dwelling is 160m northeast from the existing dwelling 'The Lodge' – subject of this application.

Photos as existing for 17/01996/LUEX



Drawings as approved 22/00279/FUL



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 SP1	Presumption in Favour of Sustainable Development
Policy SP3	Spatial Strategy for North Essex
Policy SP5	Meeting Housing Needs
Policy SP6	Infrastructure & Connectivity
Policy SP7	Place Shaping Principles

- 4.3 In line with Paragraph 11 of the National Planning Policy Framework (NPPF) 2023, Section 1 Policy SP1 requires that, when considering development proposals the Local Planning Authorities will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. They will always work proactively with applicants to find solutions which mean that proposals can be approved

wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

4.4 The majority of settlements will contribute to maintaining and enhancing a well-connected network of sustainable settlements across North Essex. The rural service centres and smaller rural settlements will accommodate around 1,500 new homes including a windfall allowance. Beaumont is categorised as a Smaller Rural Settlement.

4.5 Section 1 Policy SP6 (D) requires that all new properties will allow for the provision for ultrafast broadband in order to allow connection to that network as and when it is made available. Details of broadband speeds accompany the application.

4.6 All new development should reflect the place shaping principles, as set out in Section 1 Policy SP7:-

- Respond positively to local character and context to preserve and enhance the quality of existing places and their environs
- Provide buildings that exhibit individual architectural quality within well-considered public and private realms
- Incorporate biodiversity creation and enhancement measures
- Include parking facilities that are well integrated as part of the overall design and are adaptable if levels of private car ownership fall
- Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions
- Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking

4.7 Section 2 contains specific policies that individually set out the above requirements in more detail.

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

Principle of Development

- 4.8 Policy SPL1 defines Beamont as Smaller Rural Settlement; they have much less in the way of job opportunities, local services, facilities and other infrastructure. Residents of these smaller villages are often reliant on neighbouring towns and villages for work, shopping and other services and frequently need to travel distances either by public transport (if it is available) or, more often than not, by private car. Because of this, these smaller villages are considered to be the least sustainable locations for growth and there is a concern that encouraging too much development in these areas will only serve to increase the number of people having to rely on cars to go about their everyday lives. However, these villages are still under pressure to grow and some small-scale development which is sympathetic to the rural and often historic character of the settlement might help younger people to continue to live in the area.
- 4.9 Policy SPL2 states that, to encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 is defined within a ‘Settlement Development Boundary’ as shown on the relevant Policies Map and Local Map. Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.
- 4.10 Policy LP7 permits the one-for-one replacement of an existing dwelling, of any size, in the countryside outside of settlement development boundaries with a single unit of Self-Build Housing, unless the impacts of development would conflict with other policy requirements in

this Local Plan. The applicant's daughter has been fundamental in the process; she has both designed and drawn her own plans thereby having primary input into its final design and layout.

- 4.11 The application proposes the demolition of The Lodge and its replacement with a more energy efficient building which, through the use of more hardwearing building-materials in its construction, will result in a building that can incorporate climate change adaptation measures and technology from the outset. For these reasons it is considered that the principle of the development is established.

Design

- 4.12 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. From the point where Swan Road becomes Chapel Road there is a distance of just over 1km to the junction of Chapel Road with Harwich Road there are twenty four dwellings. There are only two pairs of semi-detached with the remaining dwellings all being detached; for this reason a detached dwelling wouldn't harm any established pattern of dwelling type in the locale. Four of the dwellings are chalet bungalows, seven are single storey bungalows and nine are two-storey dwellings; for this reason the two-storey scale proposed wouldn't harm any established pattern of the scale in the locale. External materials typically comprise black or white timber horizontal cladding, render of various colours and red brick or various combinations of any of these. For this reason a part rendered/part clad in Hardieplank (or equivalent) is likely to correlate well with the wide variety of finishes in the locale. There isn't an established building line in Chapel Road with dwellings having extremely mixed relationships with the public realm. Presently there is a small area between the west face of the existing garage and the right flank of the shed where there are some views to the open fields to the north; its approximately 9m wide. There is also a gap between the conservatory and The Lodge of approximately 16m. The development would replace the existing garage and would mask views to the open fields beyond; however conversely it is likely that the forthcoming approval will require the demolition of The Lodge – this would create a significant 47.5m width of undeveloped area which would have clear views to the open field beyond. As the site benefits from having an

existing vehicular access, there are no changes to the existing front, side or rear boundaries required and all hedges will be retained. Externally level access is possibly (internally all door-widths comply with Part M Building Regulations). In proposing having the home office/study and kitchen facing the public domain this results in natural surveillance across the entrance to the site. The dwelling has some bedrooms on the east side of the dwelling; these will benefit from the rising sun and the lounge will benefit from the evening sun. There is ample space around the site to locate secure cycle storage and the forecourt is large enough for vehicles to both manoeuvre and park. Separation distances from the right hand flank to Beatrix House are just over 65m with left hand flank to The Twiggery (parent's house) at just under 48m). In regard to climate change adaptation measures, the materials from which HardiePlank is made are mostly natural and the product contains only low toxicity – thereby making it one of the most environmentally safe siding products on the market. For these reasons the proposal is considered to comply with Section 1 Policy SP7 and Section 2 Policy SPL3.

Housing Supply and Layout

- 4.13 The Local Plan's strategic objectives for Housing Delivery are "To provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of sites, size, types, tenure and affordability to meet the needs of a growing and ageing population" and "To deliver high quality sustainable new communities". To ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential developments in the Tendring District will be expected to minimise the opportunities for crime and anti-social behaviour by ensuring good natural surveillance of both public and private spaces. In proposing having the home office/study and kitchen facing the public domain this results in natural surveillance across the entrance to the site. Proposals are expected to accommodate residential parking provision for residents on-plot, either at the front or side of dwellings – the block plan indicates that the parking area is shown immediately forward of the dwelling's façade. Proposals are expected to provide for private amenity space of a size and configuration that meets the needs and expectations of residents and which is commensurate to the size of dwelling and the character of the area. Dwellings along Chapel Road have very mixed garden configurations with some dwellings being sited further rearwards or closer to side boundaries meaning that gardens can be visible in the public domain. The resultant dwelling would have around 413sqm of amenity area orientated in a side/rear wraparound format which reflects a number of dwellings in the general vicinity. Whilst the plans submitted

do show a particular layout, doorway widths have been designed to satisfy the wheelchair-width dimensions. For these reasons it is considered that the proposal complies with policies which govern the provision of housing and the overall layout of the site.

The Rural Landscape

- 4.14 The settlement pattern is essentially an ancient pattern of isolated farms, hamlets and villages. The scattered halls are typically large, ornate country houses which have been remodelled on the sites of former manorial halls. Farmsteads are often large and have extensive outbuildings. Also characteristic of this area are rural village streets where a number of cottages line a short stretch of road, sometimes just on one side of the street with views out over the landscape, examples include Tendring, Beaumont and Wrabness. This area has maintained a rural settlement pattern. The landscape strategy should be to conserve the low density, rural settlement pattern. To the west the properties known as Wycliffe and High View are approximately 37.7m apart with The Gables and Beaumont Methodist Church considerably less at 5m apart. Immediately adjacent the site, the properties Omega House to Fairfield Cottage are 29.3m apart, Fairfield Cottage to The Laurels are 36.1m apart. To the east of the site Beatrix House to St Lucia are 31.5m apart and St Lucia to St Veda are a mere 7.66m apart; the new dwelling maintains around 48m separation. In terms of the scale of the proposed development; ridge heights vary within the vicinity with Wycliffe at 8.5m, High View at 8.4 and The Gables at 8m – the proposed dwelling would be 8.4m. Further it is expected that any forthcoming approval will require the demolition/removal of the existing dwelling which would result in views to the fields to the north being opened up. In regard to the external appearance of the dwelling, the Local References section in the Tendring Landscape Character Assessment makes specific reference to ‘Plastered and light-painted finishes and weatherboard’ being suitable in the hamlets. It is proposed to finish the dwelling externally in a smooth finish cream render with a Hardie plank weatherboarding. As per the detailed guidance; the site is not on the edge of a plateau, would be sited on the same side of the street as the existing settlement, the property is of a simple design and set directly to the street. For these reasons it is considered that the proposal has regard to the Landscape Character Assessment (and any subsequent updates) and protect and reinforces the important characteristics identified within it and therefore complies with Policy PPL 3 (c).

Biodiversity And Geodiversity

- 4.15 Policy PPL4 requires (as a minimum) that there should be no significant impacts upon any protected species and proposals for new development should be supported by an appropriate ecological assessment. A Unilateral Undertaking can be agreed during the determination of the application to secure the mitigation required for likely recreational impacts arising from the development. The application is accompanied by an appropriate ecological assessment.

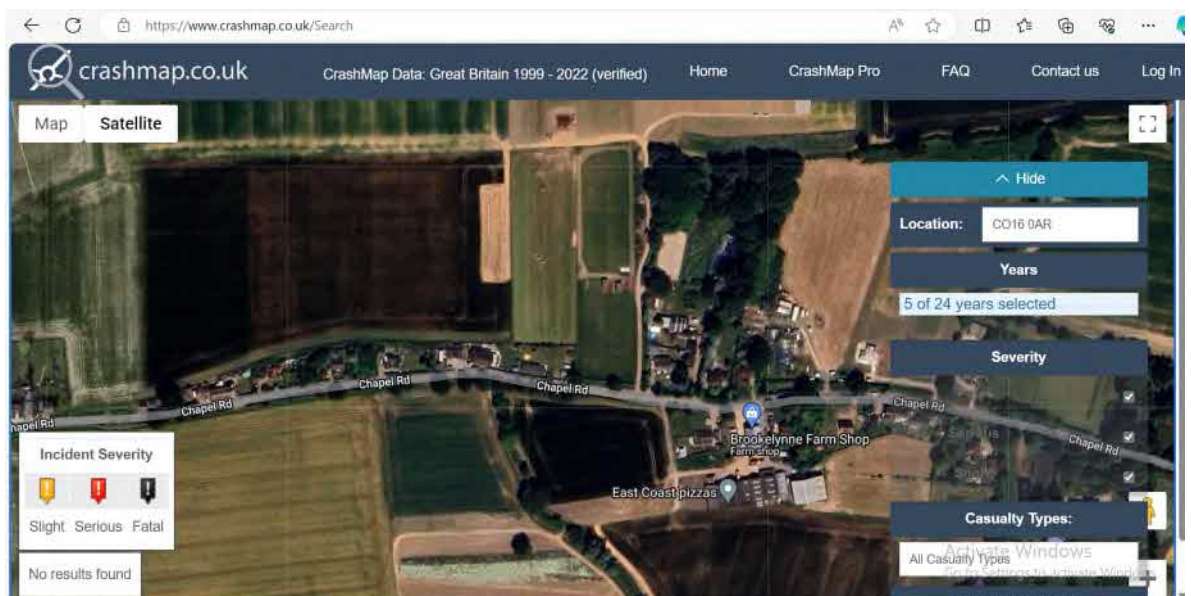
Water Conservation, Drainage And Sewerage

- 4.16 Policy PPL5 of Section 2 of the Adopted Local Plan states that all new development must make adequate provision for drainage and sewerage. Private sewage treatment facilities will not be permitted if there is an accessible public foul sewer. Where private sewage treatment facilities are the only practical option for sewage disposal, they will only be permitted where there would be no harm to the environment, having regard to preventing pollution of groundwater and any watercourses and odour. In relation to non-mains drainage from non-major development the Environment Agency's advice is that to comply with the Framework and PPG on foul drainage matters, an LPA needs to be satisfied that foul drainage can be provided without adverse impact on the environment. Instead, foul sewage will be disposed of by way of a package treatment plant. In considering the acceptability of the proposed non-mains drainage, the application site hosts an existing dwelling with a kitchen and bathroom, the site is not close to any designated site of importance to biodiversity, nor is it located within close proximity to any watercourse. The site is not located within a Drinking Water Safeguard Zone or Source Protection Zone 1, and the site is sufficiently large enough to accommodate a soakaway. Furthermore, flows from a treatment plant serving one dwelling, the same size as the current accommodation on the site would be very low. Taking all these factors into account, and the absence of a mains connection in close proximity to the site, a package treatment plant is the most appropriate method for adequate provision of drainage and sewerage.

Sustainable Transport And Accessibility

- 4.17 Policy CP1 requires that proposals for new development must be sustainable in terms of transport and accessibility and therefore should include and encourage opportunities for

access to sustainable modes of transport, including walking, cycling and public transport. The bus service is easterly from the application site by around 657m – this is where the Route 3 departs from. The 3 route serves Harwich, Little Oakley, Great Oakley, Beaumont, Thorpe Le Soken, Little Clacton and Clacton on an hourly basis. There is ample space within the site to provide secure cycle and/or powered mobility modes of transport and overall the proposal does not involve an increase in the number of persons living on the site. Crashmap data indicates that there have been no reported incidents with the preceding 24 years within the locale of the site.



4.18 Policy CP3 requires that all new dwellings and non-residential buildings must be served by at least a 'superfast' broadband (fibre optic) connection, installed on an open access basis. Superfast broadband refers to a fast internet connection that normally exceeds 30Mbps and goes up to speeds of 300Mbps. There is open access broadband which, depending on the provider and the monthly payment, ranges from 11Mbps up to 67Mbps.

5.0 Proposed Development

Material Considerations

5.1 It is recognised that the site of the proposed dwelling lies beyond the settlement boundary for further residential development within the parish of Beaumont. In such circumstances, a

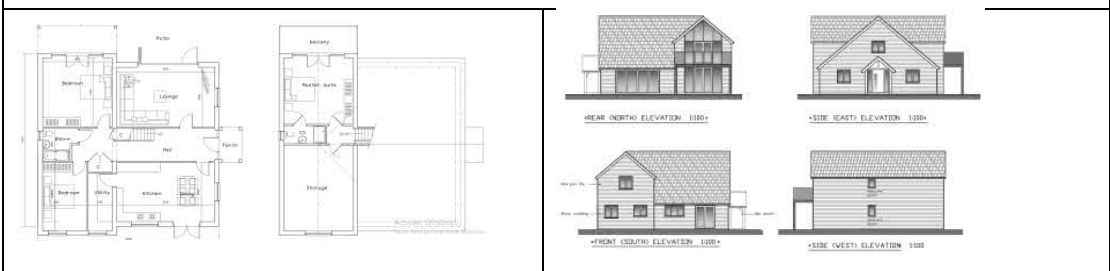
new dwelling would not normally be considered appropriate in this location. However, in this instance a Certificate of Lawfulness has been granted for the existing building as permanent accommodation.

- 5.2 As referred to in paragraph 3.3 above, in June 2022 planning permission was granted for the replacement of an existing building as permanent accommodation with a new dwelling at the rear of St. Veda. As the crow flies this dwelling is 160m northeast from the existing dwelling 'The Lodge' – subject of this application.

Photos as existing for 17/01996/LUEX



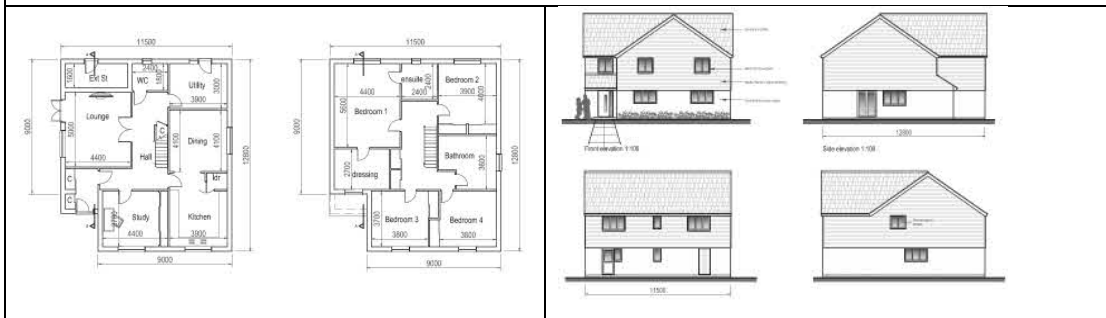
Drawings as approved 22/00279/FUL



Photos as existing for 23/00476/LUEX



Drawings as proposed



- 5.3 Full planning permission is sought for the replacement of the existing dwelling. The existing property is of single-storey nature, having been acknowledged as a lawful dwelling under application 23/00476/LUEX.
- 5.4 The existing dwelling has a floor area of 132m². This property benefits from permitted development rights which could see it extended to each side by two 4.4m x 7.5m extensions, which could increase the floorspace by 66sqm. In addition, an extension to the north elevation 17.6m wide by 4m could increase the floorspace by a further 70.4m. A total of 136sqm could be added to the 132sqm dwelling, totalling 268sqm; the ground floor plus the first floor of the new dwelling amounts to (141 + 138.1) = 279sqm. Whilst it isn't the only consideration; the new dwelling would be an insignificant 11sqm greater than that which could be developed through extensions to the existing property.
- 5.5 A replacement dwelling can also be constructed to modern codes of sustainable development rather than attempting to refurbish the non-traditional form of construction for the existing property, hence the decision to pursue the proposed scheme. An electric vehicle charging point will be provided to the exterior of the dwelling, adjacent to the parking spaces. The application also includes a CMS.
- 5.6 The replacement dwelling would be in a different location, lining up with the existing vehicular access which is sited towards the eastern boundary. The property would sit roughly central in the context of the depth of the plot, but off-set to the right of the plot in regards to the width; all existing planting/boundary treatments would remain.
- 5.7 Along with the dwelling, a new boundary fence would separate the daughter's new dwelling from her parent's house, a hard-surfaced area would provide not only two off-street parking

spaces but also a turning area. The dwelling would have a maximum width (east to west) of 11.5m and depth (north to south) of 12.8m. The dwelling would have front and rear first floor windows and one obscurely-glazed (fixed shut) bathroom window which looks eastwards. Overall the property proposes four bedrooms at first floor level and three reception rooms at ground floor (although one of these serves as a home office); the total internal floorspace is in the region of 279sqm; this far exceeds the minimum floorspace required for a 4-bedroom, 5 person, 2-storey dwelling which is 97sqm.

5.8 The build-parameters of the proposed dwelling are similar to a number of dwellings in the locale being In terms of the scale of the proposed development; Wycliffe at 8.5m, High View at 8.4 and The Gables at 8m – the proposed dwelling would be 8.4m. Part render part horizontal weatherboarding is a combination of external finishes that would harmonise well with dwellings in the area.

5.9 It is anticipated that any forthcoming approval will undoubtedly requires the removal/deconstruction of the existing dwelling and the applicant is more than happy to agree to that, subject to the new dwelling being entirely habitable.

6.0 Conclusion

6.1 The principle of allowing a replacement property is supported within Policy LP7 subject to the dwelling being a unit of self-build housing.

6.2 In conclusion, it is considered that the proposed development will ensure the following: -

- a development, the scale, design and external appearance of which respects the character of the area which will not affect the amenities of neighbouring occupants through loss of light, aspect, overlooking, noise and disturbance;
- no impact upon any identified features of historical or architectural importance either on this site or within the immediate locality;
- no conflict with any conservation or landscape protection policies identified by the Council through its sensitive siting and layout design;
- enhancement of the natural environment through soft landscaping; and
- sufficient car parking to meet the needs of this property in a sustainable location.