

ERECTION OF NEW SELF - BUILD DETACHED DWELLING WITH GARAGE AND ALL ANCILLARY WORKS at LAND TO THE REAR OF KILN FARM GUEST HOUSE, KILN LANE, ELMSWELL IP30 9QR for MR AND MRS D COPEMAN

PLANNING STATEMENT Incorporating:-

**DESIGN AND ACCESS STATEMENT
LAND CONTAMINATION STATEMENT
FOUL SEWAGE ASSESSMENT
FLOOD RISK STATEMENT
BIO-DIVERSITY STATEMENT**

DESIGN AND ACCESS STATEMENT

This statement has been prepared and issued in support of a planning application for approval to erect a self-build detached dwelling with garage and all ancillary works.

Site Location / Details

Planning Permission DC/20/05686 has already been granted for the erection of a new dwelling but, unfortunately the time period for commencement has elapsed and therefore a new application is required.

The documents included in this application are all based on those submitted and approved previously but updated to suit.

Details of the site are unchanged from those set out in the previously approved application in that:-

- The site is currently garden set to the rear of Kiln Farm Guest House and is served by a private drive leading from Kiln Lane.
- The western boundary comprises adjoining garden and 3no recently constructed detached dwellings.
- To the north the land falls to a small brook beyond which is open countryside.
- Adjacent to the rear of the guest house is a car park for residents and the field to the north of the car park is currently used as a site for caravans.
- Neighbouring properties do not create a traditional linear frontage, are set back from Kiln Lane and behind the properties facing the lane.
- The site is within walking distance of Elmswell which is a main service centre and considered to be a main focus for development outside of the towns.
- This is reinforced by the decision to approve the previous application for a new dwelling on this site and on the adjacent site.
- At around 900m from the site is a Public House, Co-op, Primary School, Police and Fire Stations, Railway Station and Churches.



Design, Appearance and Layout of the New Dwelling

Details of the proposed new dwelling are shown on the plans and elevations drawing included with the application documents and are unchanged from the dwelling previously approved under permission DC/20/05686.

The house is based on a traditional Suffolk form with narrow span and has a 50 degree roof pitch. The building will be one and a half storeys in height with rooms in the roof.

The proposed materials are as indicated on the drawings provided including:-

- Red brickwork up to dpc level.
- Decorated render to external walls.
- Red brick chimney.
- Red/brown clay pantiles to roof.
- Lead cheeks and roof to dormer.
- White painted timber windows.

The new dwelling is to be set well back from the rear of Kiln Farm Guest House and below the existing building by approx. 3.5m.

The double garage in front of the new dwelling and laurel hedging will provide screening between the two dwellings.

The majority of the first-floor windows face to the rear, only a small window to the bathroom faces the guesthouse. There will therefore be very little overlooking between the new dwelling, the guesthouse and neighbouring dwellings.

Landscaping

Details of the landscaping are indicated on the site layout plan included with the application documents. – See also note relating to Bio-Diversity.

The hawthorn hedge to the western boundary needs attention and it is proposed to reduce the hedge to allow it to regenerate from the bottom. Dead wood is to be removed and additional planting provided to thicken the hedge.

It is proposed to remove hawthorn trees marked 5 and 6 on the site layout plan.

The existing ivy is to be removed.

The trees to the eastern boundary are to remain unaffected by the proposals.

The new dwelling will be approached by a shingle drive with a turning circle in front of the house.

It is proposed to plant a laurel hedge alongside the drive clipped to around 2m in height.

Access and Parking

The existing private drive to Kiln Farm Guest House leads to an amorphous shape car park at the rear. The car park currently has capacity for 6 cars.

It is proposed to adapt the drive and car park as indicated on drawing 544.5.

This will also provide the additional car parking for the holiday apartments approved under planning permission DC/18/02982 should they be constructed.

LAND CONTAMINATION STATEMENT / HOMECHECK ENVIROSCREEN REPORT

The original planning application was accompanied by a completed copy of the Land Contamination Questionnaire and an Enviroscreen Report.

Because of the time lapsed since the previous planning consent was given, updated details are included with this application.

FOUL SEWAGE and SURFACE WATER ASSESSMENT

It is intended for the proposed dwelling to be connected to the Public Sewer in the highway. Surface water will discharge to soakaways.

FLOOD RISK STATEMENT

The site is located within an area identified by the Environment Agency as Flood Zone 1 (FZ1). All types of development are acceptable in FZ1, therefore in this case a Flood Risk Assessment is not necessary.

However, the redline site area includes a small area of land to the northern end of the site which appears to be within a surface water, groundwater and reservoir flood risk area.

Therefore consideration should be given to the following Flood Risk Assessment Design Considerations and Measures into the construction process and building design.

Finished floor levels of the property are to be set to be at least 150mm above finished ground levels.

Flood proofing will be incorporated by way of a DPM in the construction of the new floors to the property and the ground floor construction will be of a suspended beam and block. Suitable floor finishes such as ceramic or concrete based floor tiles/surfaces are advised. Suitable flood proofing measures will need to be incorporated within the walls up to the flood level including:-

- Cavity insulation of rigid closed cell materials is to be considered as these have lower moisture take-ups.
- Internal cement renders should be avoided as they prevent effective drying. Standard gypsum plasterboard could be used as a sacrificial material and can be removed after the flood. Consideration may be given to installing the plasterboard sheets horizontally rather than vertically to reduce the number of sheets needing replacement.
- Glued on skirting rather than nailed so that it can be easily removed if flooding is predicted.

The heights of electrical sockets etc, are to be set out in order to comply with Building Regulation requirements for DAP use.

The mains supply of electric should be turned off in the event of a flood.

Non-return valves are recommended to prevent back-flow of foul water.

A French/shingle drain will be incorporated to the perimeter of the property.

Furthermore I can confirm the following additional information:-

- The applicants have lived in the property on the site for a number of years and have not experienced any form of flooding to that part of the site.

BIO DIVERSITY STATEMENT

No Bio-diversity statement is required with this application as the proposal is exempt due to its self- build status.

However, it is intended that some enhancement and mitigation measures will be incorporated into the proposal as indicated below.

Precautionary and Mitigation

a) Existing boundary hedgerows, scrub and trees should be retained except where noted under the note for Landscaping above.

b) Good practice site clearance and construction measures are recommended as follows:

- Vegetation should be cleared sensitively if more than 300 mm in height between early February to October inclusive using a two-stage cut with the first cut to 150 mm above ground level; and the area should be left overnight before cutting to ground level.
- During the construction phase, trenches should be filled on the same day as excavation where possible. Trenches left overnight should be covered with ply/OSB sheets and any gaps filled with damp sharp sand.
- Footings and concrete slabs should be poured during the morning to ensure it has hardened prior to the evening to reduce the risk of animals coming into contact with wet concrete.
- Any hand mixing of mortar or concrete should be on ply boarding over a tarpaulin which is folded over the boarding at the end of each day to prevent animals coming into contact.
- Any excess cement/concrete should be poured into a container, so that it can then set to prevent animals coming into contact.
- Equipment must be cleaned off in a location to avoid pollution of any ditches which may in times of heavy rainfall discharge into watercourses.
- All building materials and building waste should be stored on bare ground or hardstanding or stored off the ground on pallets to prevent amphibians or reptiles from seeking refuge.
- Should any amphibians be encountered, and particularly Great Crested Newts (GCN), works should stop immediately, and advice be sought from a suitably experienced ecologist. A poster to aid GCN identification should be erected in any welfare facilities on site.
- Downpipes taking water off the roofs should be sealed at ground level by using a leaf and debris screen to prevent amphibians entering drains.

c) Bats

Exterior lighting design must minimise lighting impacts upon retained boundary and adjacent habitats and should follow current guidance including:

Light levels should be as low as possible as required to fulfil the lighting need.

Lamps should have a maximum of 7.5 to 10 lux and LED lights should be used using the warm white (or amber) spectrum, with peak wavelengths >550nm (2700 or 3000°K) and no UV component.

Lighting design: Lighting should be directed to where it is needed, with minimal horizontal spillage towards retained and adjacent habitats. This can be achieved by restricting the height of the lighting columns and the design of the luminaire, including the following measure:

Light columns/fixtures in general should be as short as possible as light at a low level reduces the ecological impact.

PIR movement sensors and timers should be used to minimise the 'lit time' where appropriate.

d) Birds

Any localised vegetation clearance must take place outside of the nesting bird season.

e) Hedgehogs

Any localised scrub clearance should be timed for early autumn to avoid impacts upon nesting hedgehog. If clearance is required in the spring to avoid nesting bird issues then vegetation should be retained to no lower than 300mm above ground level to avoid injury or harm to hibernating hedgehog until temperatures are regularly (6 consecutive days/nights) maintained above 6°C. Close board fencing should be avoided along boundaries otherwise provide hedgehog highways (130mm x 130mm holes included along the bottom of each length of fence) to allow access by hedgehog.

The lawn areas of the new dwellings should have flowering lawns using suitable seed mixture or turf.

It is recommended that any new site landscaping should include some native hedgerow and tree planting including a minimum of 50% hawthorn to reduce cat predation with a selection of other species from the following species list:

- Plum cherry - provides food for birds and mammals and help reduce cat predation;
 - Common dogwood - berries are eaten by wildlife;
 - Field maple - the seeds are eaten by small mammals;
 - Hazel - Provides autumn food for small mammals;
 - Holly - Provides screening and refuge habitat all year round and berries;
 - Guelder rose - berries are eaten by wildlife;
 - Dog rose - Provides nectar for insects and hips for small mammals;
 - Spindle - the seeds are eaten by wildlife;
 - Wild privet - provides berries and thorns reduce cat predation;
 - Hornbeam - provides seeds for small mammals;
 - Crab apple or wild pear - Provides blossom for insects and fruit for wildlife.
 - In addition, Dutch elm disease resistant elm cultivars (5 - 10%) could be planted to provide habitat for invertebrates such as the white-letter hairstreak butterfly as the caterpillars of which feed on the leaves.
 - Nectar rich climbers such honeysuckle and wild clematis could be planted to provide nectar sources for pollinator species and habitat for small mammals.
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- Beaumaris (or similar suitable bat boxes will be erected on retained boundary trees and/or on the proposed new dwelling and garage.
 - Bird boxes suitable for house sparrow, wren, and starling will be erected on the proposed new dwelling and/or garage. Swift boxes to be installed under the eaves/soffits (but not above windows or paths) around the buildings.
 - Integral bee bricks will be incorporated.

Conclusion

It is believed that the proposed new house and garage will have minimal impact on landscape, ecology and adjoining properties.

The design of the property is based on a traditional Suffolk Form with materials from a vernacular palette.

Planning consent has previously been given based on the details submitted and therefore the proposal is considered acceptable.