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**From:** David Breakwell <david@sammonsltd.co.uk>  
**Sent:** 28 May 2015 11:25  
**To:** Team P1  
**Subject:** Town and Country Planning Act 1990. Appeal by Mr J Harrison. Hawthorne Cottage, Randles Lane, Wetley Rocks, ST9 0AT  
**Attachments:** Comments on LPA statement.doc

**FAO Attila Borsos**

Dear Sirs,

Please find attached the appellant's comments on the Council's Statement and Third Party Representations.

Regards

David J. Breakwell Dip. TP.

For and on Behalf of Sammons Architectural Ltd.

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## **PLANNING APPEAL**

**PROPOSAL** : Erection of single dwellinghouse  
**ADDRESS** : Land at Hawthorne Cottage, Randles Lane, Wetley Rocks,  
ST9 0AT  
**APPLICANT** : Mr J Harrison

**APPEAL REFERENCE: APP/B3438/W/15/3008841**

### **Comments on the LPA's Statement and Third Party Representations**

1. The Council accepts that the site is within the settlement boundary of Wetley Rocks. It is in a sustainable location with Wetley Rocks providing a school, church, pub, shop and post office. As such, the National Planning Policy Framework gives significant support to the proposal.
2. The Council's Statement examines the proposal against its Space about Dwellings Standards that forms part of its former Local Plan (para 6.6). The Council submitted a copy with its Questionnaire. Although its Local Plan has been superseded by the more recent Core Strategy, this SADS has been "carried over" and used as current guidance in matters that are relevant to this proposal. The proposal does not conflict with the guidance on Principal Windows. The guidance on Private Gardens is that for 3 bedroom dwellings, the proposal must provide an 11m length of garden and a 65sq.m. area. The proposal provides a mean length of garden of about 6.2m which is below the guidance but is more than the semi-detached houses to the south and only slightly less than the neighbouring bungalow. It is therefore in character with its neighbours. The garden area of 70sq.m. is over the guidance of 65sq.m. The proposal does not conflict with Daylight guidance.
3. In terms of the appearance of the proposal, Randles Lane has the character of a "country lane" occupied by dwellings having a variety of ages, sizes and designs. Hawthorne Cottage is a clear example of the variety in the area. It is considered that a dwelling having a front wall two metres from the road would not be out of character, and given the "cul-de-sac" nature of the road would not result in a low level of amenity for future occupiers.
4. The National Planning Policy Framework includes a section on Requiring Good Design. It states:-

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

It is considered that the proposal meets the requirements of the Framework; it provides a well designed modest family home that fits in with the character of this mixed area and has adequate space around it to provide reasonable levels of amenity that are not dissimilar to its neighbours and enjoyed by them.
5. Randles Lane contains a range of highway widths. The planning application acknowledged the "pinch point" at Hawthorne Cottage and the proposal includes the provision of an area that allows cars to pass and re-pass (see submitted drawing 2014-1956-20).