Hewitt&CarrArchitects

Supporting Statement

Hollywell Cottage, Huntley Road, Denford.
Mr & Mrs Whittaker.

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Completed By: Simon Goldstraw

1.0 Policy H12 of the Local Plan states that where a replacement dwelling is considered appropriate in the countryside it should be of no greater size and mass than that which it replaces. Some modest increase in size may be acceptable having regard to the overall appearance and empathy with its landscape settings. Furthermore, there is a requirement at both a national scale and local policy level to ensure the delivery of a high quality design.

2.0 As a consequence of the existing dwelling being substandard in terms of level of accommodation and quality of design. It therefore does not seem appropriate to propose enlargement under the Permitted Development available to the property.

3.0 Therefore, I conclude that the demolition of the existing dwelling and erection of a replacement property is acceptable in terms of planning policy and that there are no compelling reasons to resist the principle of development, subject to matters of scale and design; which will be considered in the following points.

4.0 The existing dwelling is evidently a poor quality design. The dwelling is a split level property and due to the sloping ground, the lower ground floor walls are very damp. For this to be rectified, substantial construction work and finances will need to be provided to solve the penetrating damp issues.

5.0 Furthermore, consideration has been given to the fall back position of Permitted Development. Under the provisions of the current Permitted Development regulations, it would be possible to undertake extensive extensions to the existing property without need for planning permission.

This includes a large single storey extension to either side of the property, a double storey extension to the rear and substantial outbuildings (subject to the usual height/eaves criteria). To accompany this application we have prepared a drawing (entitled '00368 - AL(0)09') showing the works that could be carried out as Permitted Development to the dwelling itself.

6.0 The drawing shows that the existing dwelling on the site comprises a total building foot print of 137.3 sqm. Under permitted development, it would be possible to extend the existing dwelling by some 142.4 sqm of the total building footprint by way of two single storey side extensions and a double storey rear extension. This would give a total building foot print of some 246.8 sqm.

7.0 The proposed building foot print is 128 sqm, which is 118.8 sqm smaller building foot print than the existing plus the permitted development.

8.0 The application has a proposed total area of ground and first floor of 252 sqm. The existing floor area of the lower ground floor, ground floor and first floor equates to 205.7 sqm, however the existing plus the permitted development areas equate to 348.15 sqm.

9.0 The proposed development is therefore 96.15 sqm under what is accepted under permitted development rights.

10.0 The volume for the proposed development is 676.1 m³ and the volume for the existing plus what would be accepted for permitted development is 968.4 m³. Therefore the proposed would be smaller by 84.2 m³.

11.0 As you may note, this application is not for an extension to an existing dwelling, but a replacement of a badly designed dwelling that is not suited to modern accommodation layouts. As previously stated, the current dwelling is of a poor quality design, which would require substantial construction work and finances in needed to solve the problems associated with it and therefore should not be 'added to' under the scope of Permitted Development. The proposal has been approached in a manner that can be considered as responsible design. The alterations to the dwelling proposed are a matter of providing modest accommodation that is of good design and proportionate to both the surroundings and the site itself.

Whilst the proposed scheme would be larger than the dwelling it is replacing, when compared in floor space terms to the existing dwelling and what could be undertaken under Permitted Development it would result in a smaller more appropriate development. It is furthermore suggested that the design of the replacement dwelling would be much improved over that which could be undertaken through Permitted Development. It encompasses a sensitive design that is sympathetic to the surrounding dwellings and landscape, whereas extensions and alterations under permitted development would result in a much less appealing form of development, with the dwelling extended on both sides and the rear, which further develops a poor quality dwelling.