DESIGN STATEMENT

Proposed Replacement Dwelling

At

The Curlew, Post Lane, Endon, ST9 9DU

I. The site

The site sits to the south side of Post lane, and is outside of the conservation, however it still lies within the Green Belt.

The site is some 1540 sqm2 in area

The site accommodates a dwelling bungalow which has had numerous extensions, outbuildings and a detached garage

Boundaries are defined by timber fencing and hedgerows/planting, all of which are to remain as existing

The site recently gained planning permission SMD/2018/0024 for the extension and alteration of the house, which included the removal of the detached garage.

2. The proposal

Following the planning permission SMD/2018/0024 and subsequent discharge of conditions works commenced on 09.04.2018. As demolition and strip out of the existing property began it became apparent that the remaining existing walls and foundations were inadequate. The building inspector requested that the remaining walls of the original bungalow required underpinning due to the lack of foundations, however the poor construction of the walls (brick on edge) meant that to try and underpin would be vitually impossible without collapse, putting workers at risk. Following discussions with the planners, the decision was made that the best option was to remove the wall and build back in the same position using the same materials as approved under SMD/2018/0024.

It was not the original intention of the applicant construct a replacement dwelling, but circumstances have brought them to this point. This application is for a

replacement dwelling that is of the same design and position as previously granted under permission SMD/2018/0024

3. Design, Scale and Layout

Extensive talks had taken place under permission SMD/2018/0024 to achieve a design that all parties were happy with and this replacement dwelling is the same design and position as previously granted under SMD/2018/0024.

4. Relevant local and National Policies

Core Strategy Development Plan Document (Adopted 2014) :

S01 Spatial Objectives

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

SS6c Other Rural Areas Strategy

R2 Rural Housing

DC1 Design Considerations

National Planning Policy Framework :

Section 7 (Design) and 9 (Green Belts).

These policies look at the impact that the proposed replacement dwelling has on its surroundings, ie neighbouring properties and the Green Belt, and does not allow the building to be “materially larger” than the original.

This application does not have any harmful impact on the neighbouring properties as it is proposed to be the same in design, size and materials as was approved under SMD/2018/0024.

5. Access

The existing vehicular access will be retained and parking for 2 cars and turning area will be provided to the front of the dwelling.

6. Ecology

As large sections of the building including the roof had been removed under permission SMD/2018/0024, there is not opportunity for a bat survey to be carried out. The applicant would also like to point out that no evidence of any bats or birds were found during the demolition stage.