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DESIGN AND SUPPORTING PLANNING STATEMENT

**APPLICATION FOR RESERVED MATTERS FOR THE
DEMOLITION OF AN EXISTING COTTAGE AND
SELECTED OUTBUILDINGS AND THE ERECTION OF
A REPLACEMENT DWELLING**

**Copes Cottage, 1 Cottage Lane, Norton Juxta
Twycross, Leicestershire**

For Wm Corbett Farms Ltd

TWR/C7/D&SPS/A

DESIGN AND SUPPORTING PLANNING STATEMENT

1.0 INTRODUCTION

- 1.1 This application seeks approval for the reserved matters specified in condition no. 2 of the outline planning permission ref: 21/01490/OUT dated 3 August 2022, ie. Appearance, Landscaping and Scale.
- 1.2 Site context and history were dealt with in the outline submission and do not need to be repeated here.
- 1.3 Since the submission of the outline planning application, there have been no relevant changes to national or local planning policies that materially affect the considerations of this application and therefore no policies have been repeated or specified in this statement.
- 1.4 This submission also seeks to discharge condition no. 8 relating to other aspects of the proposed development specified in the outline planning permission.

2.0 THE APPLICATION PROPOSALS

CONDITION 2

APPEARANCE AND SCALE

- 2.1 Following the eventual demolition of the cottage and the other 4 specified outbuildings, it is now proposed to erect the new dwellinghouse in accordance with the plans and elevations submitted with this application.
- 2.2 The design and external appearance as well as scale of the new dwellinghouse seeks to reflect the character and appearance of a small row of traditional farmworkers' cottages (a familiar sight in rural areas) with some modern features, the objective being to assimilate the dwelling into the rural landscape given that it will be a relatively isolated dwelling unit as many of the former surrounding outbuildings will have been demolished.
- 2.3 The proposed dwelling therefore is a simple brick-built rectangular block with plain clay tiled roof. It has 4 dormer windows on each of the north and south facing elevations to light the upper floor rooms and circulation spaces. Such a design feature enables the roof space to be used partially for accommodation thus reducing the overall height of the building. The dwelling's surface is further articulated by eaves dentil coursing and feature brick banding.
- 2.4 The floorspace footprint of the new dwelling is marginally larger than the block indicated on the outline application. This has been deemed necessary following detailed consideration of internal arrangements

and the need to provide modern and commodious living conditions for the future occupants.

- 2.5 However, it has been possible to set the proposed new building on the same footprint as the original Copes Cottage in respect of the southern and eastern elevations. This is considered to be important, as it minimises the impact of the new development in relation to the existing familiar and established built form within the surrounding landscape, particularly when viewed from the principal approaches to the site, ie. from the south and east.
- 2.6 However, even with this enlargement, the overall floorspace dimensions of the new dwelling are still significantly less than the total amount of proposed demolition on the site, which was an important determining factor in the consideration of the matter of replacing the existing house.
- 2.7 The details of submitted floor plans and elevations are self-evident but essentially, the building now proposed has dimensions of 15.625m (length) by 7.53m (width). Its height to eaves is 4.015m and to ridge is 6.89m.
- 2.8 In comparison with the original Copes Cottage, which comprised one and two-storeys, the ridge height of the present proposal is less than a metre higher than the 2-storey height of that original cottage.
- 2.9 The proposed dwelling contains 4 bedrooms, 2 with en-suite facilities. The double garage is integral thus obviating the need for such an additional building.

LANDSCAPING

- 2.10 As a long-established residential curtilage, the site contains mature planting particularly near to its boundaries (pampas grass – which is to be retained), as well as a row of trees beyond the southern boundary and which land is also within the applicants' ownership. Therefore, no additional soft landscaping is proposed at the present time. However, some additional hard landscaping in the form of additional boundary treatment is proposed. This is detailed in para. 2.11 below.

CONDITION 8

- 2.11 (a) the only changes to the present means of enclosure are the erection of 1.2m high post and rail fencing along the site's northern and western boundaries and which details are indicated on the submitted plan. The exiting fencing on the south-western boundary is to be retained. Particulars of the proposed fencing are submitted as part of the Schedule of Materials accompanying this application.

- (b) The car parking layout for 2 no. visitor spaces together with a generous amount of manoeuvring space is indicated on the submitted plan and is similar to that proposed at outline application stage.
- (c) New paving is proposed adjacent to the northern, western and southern elevations of the dwelling. There are no proposed changes to other hard surfaces on the site except for the repairs to those surfaces and which are likely to be necessary as a result of the demolition of buildings and subsequent new building works.
- (d) No minor artefacts and structures are proposed at the present time. Any subsequent works requiring express planning permission following the occupation of the dwelling will be applied for as necessary in accordance with condition no. 7 of the outline planning permission.
- (e) Details of the bin storage and collection points are shown on the submitted plan and are located respectively adjacent to the eastern gable end of the dwelling and adjacent to the lay-by which adjoins Cottage Lane.

3.0 CONCLUSION

- 3.1 The detailed design of the proposed new dwelling seeks to ensure a sustainable development which whilst being larger than the original house, does nevertheless respect the rural location of the site albeit on the very edge of a settlement. Its character is essentially rustic, but not merely a 'pastiche' of a traditional farmworker's cottage, having elements of modern design.
- 3.2 The use of red/brown facing bricks and plain clay tiles of a muted colour will help to blend the whole composition into the rural landscape.
- 3.3 The proposed access arrangements are unchanged from those existing at present. However, suitable garaging, parking and manoeuvring facilities are proposed which meet current County Highway Authority standards.