

PLANNING STATEMENT

**PROPOSED DWELLINGS
LAND SOUTH OF BONITA
BULLFURLONG LANE, BURBAGE**

ROBERT O'CALLAGHAN ARCHITECTS

1.0 Site and Location

- 1.1 The site covers approximately 0.58 Hectares and is currently a paddock containing existing metal sheds and is bounded by mature hedgerows.
- 1.2 The site is adjoined by other residential dwellings and gardens. The houses are mainly detached, the site is accessed off Bullfurlong Lane
- 1.3 The site adjacent has an existing approval APP/K2420/W/20/3256614 for the erection of five new dwellings ,associated garages and amenity spaces.

2.0 The Proposal

- 2.1 This new application proposes the erection of five new dwellings ,associated garages and amenity spaces

3.0 Relevant Planning Policy

- 3.1 The proposals are in compliance with both Local and National Planning policies as outlined below.

NPPF 2023

- 3.2 Paragraph 8 of the NPPF identifies three dimensions to sustainable development: economic , social and environmental. These elements require the planning system to contribute to building a strong economy , to promote strong vibrant communities through housing provision and also contribute to and protect our natural , built and historic environment.
- 3.3 Paragraph 10 confirms that at its head there is a presumption in favour of sustainable development, LPA should be granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted.

HINKLEY & BOSWORTH BOROUGH COUNCIL CORE STRATEGY

Within the context of the previously approved application the following policies were given consideration and the development considered acceptable. The new proposals are in the main aligned with these previous considerations.

Policy DM1: Presumption in Favour of Sustainable Development
Policy DM2: Delivering Renewable Energy and Low Carbon Development
Policy DM4: Safeguarding the Countryside and Settlement Separation
Policy DM6: Enhancement of Biodiversity and Geological Interest
Policy DM7: Preventing Pollution and Flooding
Policy DM10: Development and Design
Policy DM13: Preserving the Boroughs Archaeology
Policy DM17: Highways and Transportation
Policy DM18: Vehicle Parking Standards
National Planning Policies and Guidance

National Planning Policy Framework (NPPF)

Good Design Guide (2020)

National Design Guide (2019)

However, given the changes in the new proposals it is important to address the policies where it is felt the new proposals need fresh consideration, as detailed below:

DM2: Delivering Renewable Energy and Low Carbon Development

3.1 *Planning applications for the development of renewable energy and low carbon development installations at the domestic, community and commercial scales will be supported where:*

a) All reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts

The proposals seek to address a number of elements in this policy and provision has been made within the design to address the following:

- **Renewable Energy:** Solar panels are to be installed on each dwelling.
- Each unit will be provided with an electric vehicle charging point.
- **Low Carbon Development:** Air sourced heat pumps are to be used instead of gas \ oil for generation of heating.
- The buildings will be timber frame construction, which is more sustainable as it is renewable, and has a lower carbon footprint than traditional construction.
- **Sustainability:** Each unit will be provided with a rainwater harvesting tank to allow surface water to be gathered and recycled. Measures for managing water usage within each dwelling have also been factored into the design.

DM4: Safeguarding the Countryside and Settlement Separation

3.2 *To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:*

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*

Due consideration has been given to area in terms of the positioning and massing of the buildings in their site context.

The buildings have been sited in spacious surroundings, with large landscaped frontages to ensure development doesn't appear cramped on entry to the site.

This setting also provides a degree of separation from the adjacent dwellings to minimise impact on their amenity as well as that of the existing established streetscape.

Each dwelling has a large garden, allowing them to sit comfortably in their context.

Units 2 and 3 to the rear of the site have been specifically designed to reduce the impact on the open countryside beyond. The rooflines have been staggered with the main mass being located toward the adjacent buildings.

To further reduce their impact, single storey elements have been situated towards the countryside, while on Unit 2, the nearest 1.5 storey part of the roof is a distance of 15.5m from the closest countryside boundary.

On Unit 3 the nearest 1.5 storey part of the roof is a distance of 17.5m from the closest countryside boundary.

Furthermore, it is proposed to implement a very significant screen planting scheme to further reduce the visibility of these units from the open countryside on this boundary.

DM10: Development and Design

3.3 *Developments will be permitted providing that the following requirements are met:*

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in add to the quality of the design and siting; line with Core Strategy Policy 24;*
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures*

The parameters of this policy have been considered and applied in the design, siting, massing and appearance of the proposed dwellings and their wider site context.

Amenity

In terms of impact on amenity of existing dwellings in particular Unit 1 has been located to minimise its impact on neighbouring Bonita, stepped in from the boundary significantly, with the main two storey element sited to benefit from the blank wall two storey main portion of Bonita. The existing 2.6m high boundary hedge is retained, with additional screen planting added to maintain privacy.

Within the site itself the spacious setting of each individual Unit, the location of windows etc ensures occupants will not have their privacy and amenity impacted upon.



Character and Design

The Design ethos of the proposed dwellings focuses on complimenting the character associated with the existing street scene of Bullfurlong Lane. There are a variety of architectural styles as you walk along it, traditional in general and more contemporary at times sitting comfortably together.

The more traditional tend to have a leaning towards Arts & Crafts influences in terms of materials such as facing brick, brick \ half render with detailing, full render, feature gables with decorative wood frames and bay windows to highlight a few.

Another element is the roof detailing, hipped roofs, combining single, storey and a half and two storey features, often accompanied by dormer windows. Other dwellings that are not hip roofed project strong gable features, double gable frontages – all adding to a generally attractive streetscape as can be seen from some examples below.





The more contemporary styles feature similar materials, facing brick, brick \ half render facades and full render, but with the addition of materials such stone, feature wooden porches and large glazed elements to enhance their appearance as can be seen below.

They also employ a variety of roof styles and feature elements to further improve their appearance, scale and massing.



Image 3

Write a description for your map.

Legend

Feature 1



Image 4

Write a description for your map.

Legend

Feature 1





New Dwellings Design Context

The Design ethos of the proposed development seeks to sit comfortably both in relation to and general character of the dwellings on Bullfurlong Lane as well as the rural environment adjacent.

To best achieve this it was felt a modern, contemporary Arts & Crafts style would be best suited. Examples of these are detailed for selected units below.

Unit 1 for example adheres to the brick \ half render style, with hipped roofline, different roof levels, feature gables with attractive design insets including an oriel window and timber framing with herringbone brick insets.

It also incorporates an attractive front porch with large glazing and wood detail.

Dressed stone features such as door surround and cills are also used for enhancement.



Unit 2 adopts the brick \ half render style, with hipped roofline, different roof levels incorporating leaded dormers, a feature gable with attractive elements including timber framing with herringbone brick insets.

It also incorporates an attractive front porch with large glazing and wood detail, as well as a feature bay window.



Unit 3 also follows the brick \ half render style – but with more render to the main body to emphasise the feature brick gables, with hipped roofline, different roof levels.

One gable incorporates a feature two storey bay window with timber framing and an overhanging gable detail to refer to similar examples on Bullfurlong Lane

It also incorporates an attractive front porch with large glazing and wood detail.

Dressed stone features such as door surround and are also used for enhancement. This is further developed using stone and oak headers above windows.



Unit 4 follows the brick \ half render style – but with more feature gables, with hipped roofline.

One gable incorporates a feature two storey bay window with timber framing and an overhanging gable detail to refer to similar examples on Bullfurlong Lane

It also incorporates an attractive front porch with large glazing and wood detail.

Dressed stone features such as door surround and are also used for enhancement. This is further developed using stone and oak headers above windows.



Unit 5 adopts the brick \ half render style, with hipped roofline, different roof levels incorporating leaded dormers, a feature gable with attractive elements including timber framing with herringbone brick insets.

It also incorporates an attractive front porch with large glazing and wood detail, as well as a feature bay window.



Throughout, as encouraged by both the Good Design Guide (2020) and National Design Guide (2019) care has been taken to give attention to detail at many levels.

The materials and building forms have been chosen to reflect the existing built environment, whilst also seeking to blend harmoniously with their surroundings and acknowledge the local vernacular and character.

In terms of landscape the external environment has been given great consideration, dwellings sited to create a sense of open space, planting of indigenous trees throughout, including major screen planting to the open countryside boundary, to ensure the development sits comfortably in this relationship.

An ecology buffer zone is also maintained enhancing opportunities for wildlife and flora and fauna to thrive alongside the new built environment.

Boundary treatments such as post and rail fencing and extensive indigenous hedge planting will help enhance the semi-rural nature of the site, helping ecologically by providing future nesting for birds and opportunities for other local wildlife to establish itself.

The relationship of the dwellings while spacious also encourages a space that allows for social interaction between occupants, as well as providing a safe and secure neighbourhood.

As a new build development, the design embraces the move towards low carbon and resource efficiency and management through the incorporation of solar panels, air source heat pumps and surface water management with rain harvesting tanks for each new dwelling.

Parking provision is compliant with required standards, combining both off street parking as well as secure parking with each unit having a detached double garage. Furthermore, there is provision of an electric car charging point for each unit

Provision has also been made for a turning head to ensure larger vehicles visiting the site can manoeuvre efficiently, while also maintaining safety of the site occupants.

The main portion of the new driveway is also formed with permeable tarmac, which will ensure good permeability as part of overall site drainage, as well as enhancing the appearance of the road within its landscape context.

4.0 Conclusions

- 4.1 In conclusion the proposal represents appropriate development in accordance with the NPPF and Local Plan policies, as well as local and national design guidelines.

The proposal achieves a sympathetic, in keeping form of development by virtue of its scale, siting and respect of the local vernacular in terms of appearance and use of materials.

Furthermore, it interacts well in terms of its relationship with both the built environment and adjacent countryside through considerate landscaping and use of indigenous trees and hedges to ensure it relates well to these considerations.

Finally, due care has been given to its long term impact as a development with respect to low carbon, sustainability and resource management.

