

FULL PLANNING APPLICTION FOR THE ERECTION OF A TWO-STOREY DETACHED RESIDENTIAL DWELLING WITH SINGLE-STOREY DETACHED GARAGE AND ASSOCIATED GARDEN Land to the East of Barns Close, Monkton

Planning, Heritage, Design and Access Statement

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1.0 INTRODUCTION

- 1.1 Big Tree Planning Ltd have been instructed by Mr David Lawson to submit an application for the erection of a single detached dwelling at land to the east of Barns Close, Monkton.
- 1.2 The application seeks permission for a 3-bedroomed detached house with detached single garage and associated forecourt, garden and landscaping on a vacant site to the east of Barns Close, which is a modern residential development.
- 1.3 This Statement assesses the site and surrounding area, proposal, planning history, national planning guidance and local planning policies of relevance and other considerations relevant to the determination of the planning application.

2.0 SITE AND SURROUNDINGS

- 2.1 The Application Site is comprised of a vacant site, which lies to the east of Barns Close, Monkton and is approximately 330sqm in total area. The site was formerly used for allotments, but is now vacant and overgrown in appearance and garden waste and other rubbish has been dumped on the site illegally.
- 2.2 Whilst there are no trees within the Application Site boundary there are a number of mature and semi-mature trees within close proximity of the site; five of which are protected by virtue of a Tree Preservation Order. A Tree Survey and Arboricultural Impact Assessment has been undertaken and is submitted in support of this planning application.
- 2.3 To the north and north east of the site is a wooded area bounded by Monkton Lane and public open space. To the east is the former railway line over which lies the car parking area for the Monkton Stadium further to the south east. To the south are the disused railway line and the Stadium itself, and to the west lies the recently developed Barns Close housing development. Number 16 Barns Close adjoins the western boundary of the site.
- 2.4 Access and egress are proposed directly from and to Barns Close to the west.
- 2.5 The surrounding area is characterised by a wide mix of residential properties, in terms of size, design, age and dwelling type.
- 2.6 The site is within the Monkton Conservation Area.

3.0 PROPOSAL

- 3.1 The proposal is for a detached two-storey dwelling with detached single-storey single garage and associated amenity space, garden and external parking.
- 3.2 The proposed dwelling will have a sitting room, dining room, kitchen, utility room, hallway and W.C. at ground floor level. At first floor level there will be three double bedrooms (one ensuite), a study, a shared bathroom, store room and hallway/landing.
- 3.3 A forecourt to the front (west) of the dwelling is provided, with space for an additional two external car parking spaces.
- 3.4 The external materials will be a mixture of cream coloured rendered blockwork with artstone surrounds to all door and window openings, natural slate roof and painted hardwood conservation style windows.
- 3.5 The garden area for the dwelling will be located to the north east of the house. Three trees which are located close to the northern boundary of the site are proposed for removal subject to agreement of the landowner, South Tyneside Council.
- 3.6 A new 1,100mm-high stone boundary wall is proposed along the western half of the northern boundary. All other boundaries will maintain a 1,800mm close-boarded fence, made good or replaced where necessary. The existing close-boarded fence at the proposed access/egress will be removed.

4.0 SITE HISTORY

- 4.1 This application is effectively a resubmission of an application refused by South Tyneside Council (ref: ST/1828/12/FUL), which was subsequently dismissed by the Planning Inspectorate at appeal (ref: APP/A4520/A/14/2217594).
- 4.2 The Inspector for the previous Appeal indicated in her decision that the construction of the previously proposed dwelling would directly and indirectly have adverse impacts on these trees, resulting in a potential loss of trees and or tree cover which would fail to preserve or enhance the character and appearance of the Conservation Area.

- 4.3 The Inspector also concluded that sunlight and daylight in the sitting room and kitchen would be compromised due to the rooms' positions within the proposed dwelling and a number of trees surrounding the site.
- 4.4 Since the previous appeal was dismissed the scheme has been redesigned, with the proposed dwelling repositioned on the site and the internal layout also slightly amended. These changes have been informed by the use of a topographical survey to pinpoint the exact location of all trees, a tree survey and an arboricultural impact assessment.
- 4.5 It is proposed that three trees be removed as part of the application scheme. As explained in more detail below this, combined with the revised siting and internal layout of the dwelling, will provide the proposed dwelling and its garden area with adequate daylight and sunlight whilst preserving the character and appearance of the Conservation Area.

5.0 NATIONAL PLANNING GUIDANCE

- 5.1 The following section briefly considers the relevant sections of the National Planning Policy Framework.
- 5.2 The main thrust of the NPPF is that there should be a presumption in favour of sustainable development.
- 5.3 **Paragraph 49** states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.4 **Paragraph 50** encourages the delivery of a wide choice of high quality homes providing a mix of house types to widen opportunities for house ownership.
- 5.5 **Paragraph 197** states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

6.0 LOCAL PLANNING POLICY

6.1 For the purposes of development control the relevant development plan consists of the adopted South Tyneside Local Development Framework Core Strategy (Core Strategy) and the South Tyneside Local Development Framework Development Management Policies Development Plan Document (DMPDPD).

Relevant Core Strategy Policies

- 6.2 **Policy ST2 Sustainable Urban Living** requires the highest standards of urban design so that buildings and their settings make a positive contribution to the local area.
- 6.3 **Policy SC1 Creating Sustainable Urban Areas** states that development will be focussed in built up areas where they create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of our towns and villages, and promote high quality design.

Relevant DMPDPD Policies

- 6.4 **Policy DM1: Management of Development** states that '*In determining all applications under the planning Acts we will ensure that, where relevant:*
 - A. the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing;
 - B. the development is acceptable in relation to any impact on residential amenity;
 - C. the development protects existing soft landscaping, including trees and hedges, where possible or provides replacement planting where necessary;
 - D. new development provides well-designed external spaces including streets, squares and parks, where possible linked to the wider green infrastructure network, with hard and soft landscaping to provide a high quality setting for buildings, improve visual amenity, enhance community activity and support the provision of priority natural habitats and species;
 - *E.* the design of buildings and external spaces incorporates focal points and landmarks to aid recognition and legibility of the townscape and streetscape, including public art, where possible;
 - *F.* the design of advertisements complements the architecture to which it relates and the local context, and is considered as an integral part of the development;
 - *G.* the impact of the development is acceptable in relation to highway capacity and safety or includes proposals to mitigate any adverse impacts;
 - *H.* new development provides site layouts that facilitate convenient and safe routes between facilities, and prioritises movement by pedestrians and cyclists;
 - *I.* the needs of all users for access around sites and into buildings for public use are considered as an integral part of the development;

- J. the development is designed to achieve lower carbon emissions, and to be energy efficient and maximise the use of renewable and low carbon energy sources, having greater resilience to the likely affects of climate change, including higher summer temperatures and increased prevalence of flood events. Where relevant, development should incorporate green spaces to mitigate the heating of urban areas and should create and support opportunities for sustainable forms of transport, drainage and waste management;
- K. the development is designed to minimise and mitigate localised flood risk, both on site or elsewhere, where this has been identified by the Strategic Flood Risk Assessment, Site-Specific Flood Risk Assessment or Surface Water Management Plan. For any development proposed in a Critical Drainage Area, as identified by the Strategic Flood Risk Assessment, a full flood risk assessment and drainage impact assessment may be required. Development on any sites allocated in Flood Risk Zones will only be permitted in accordance with the findings of a Sequential Flood Risk Assessment;
- L. the development does not adversely impact upon air pollution levels, particularly of nitrogen dioxide in the Boldon Lane/Stanhope Road and Leam Lane/Lindisfarne Roundabout Air Quality Management Areas (as shown on the Proposals Map), or any other designated area where air quality objectives are not met or not likely to be met in the foreseeable future or as a result of the proposed development;
- *M.* any risks of contamination have been fully assessed and, where necessary, remediation measures, appropriate to the intended use of the land, are included as part of the development proposals; and
- N. the development takes into consideration the potential legacy of mineral workings, particularly in areas of known former mine shafts (see Annex D), and also the existence of landfill sites at Newton Garths, Temple Park, Trow Quarry and Gypsies Green.

7.0 SUPPLEMENTARY PLANNING GUIDANCE AND COMMENT

- 7.1 The Application Site is located within the Monkton Conservation Area. A Conservation Area Character Appraisal was prepared for this area in 2006, which contains an assessment of elements that contribute to the special interest of the area. The appraisal is adopted planning guidance for use within the Development Control process, to help inform planning decisions.
- 7.2 **Page 6** states "The predominant building type in the conservation area from all periods is the two storey detached house with a pitched roof...Within this there is considerable variety in scale, height, building line and layout."

Comment – The proposal is a two storey detached house with a pitched roof.

7.3 Page 7 – states "Original density was generally very low with buildings set in large plots such as The Grange, Monkton Hall, and Elmfield/The Garth. Most are sited to the front of their plots facing Monkton Lane, creating a strong townscape presence and leaving long rear gardens behind. There is, however, variety in the building line along Monkton Lane with a wider, generally earlier line evident on the 1862 map and a narrower, generally later line. This variety in building line generally adds to the character of the street but can result in some visually intrusive gable ends, unless siting is skilfully handled, such as Nos. 21-23 High Back Close."

Comment – The siting of the proposed dwelling has been positioned in-line with No. 16 Barns Close to the west of the Site. The dwelling has been sited centrally within the site with a strong frontage towards Monkton Lane to the north. No gable ends will be readily visible from Monkton Lane.

7.4 **Page 8** – with regards to materials and detailing "The use of high quality natural materials is a key characteristic of the conservation area and locations where poorer quality man-made materials have been used tend to be visually obtrusive. The principal building materials are mainly sandstone in the east, and mainly brick in the west, although the two recent housing developments in the east also use brick. There is also some use of stucco and later rendering."

Comment – High quality build materials are proposed to compliment and enhance the visual appearance and character of the Conservation Area. Render is proposed combined with the use of artstone cills, which reflects materials used in other properties adjacent to the site, for instance No. 22 Monkton Lane directly opposite the site, and The Grange/Grange Farm opposite the entrance to the Barns Close cul-de-sac.

7.5 **Page 8** – further states "Roofs are high quality natural materials including interlocking clay pantiles, thick stone slates, and natural Welsh slate."

Comment – Blue/grey natural welsh slate tiles are proposed for the roof of the dwelling.

7.6 **Page 8** – further states "Attention to detail is important in the conservation area, as its character and appearance is greatly enriched by a range of architectural features. Traditional historic elements such as porches, chimneys, rooflights, fanlights, door cases and joinery contribute to the character and appearance in places..."

Comment – The design of the dwelling incorporates detailing to contribute to the character and appearance of the Conservation Area.

7.7 **Page 10** – states "Monkton Conservation Area is primarily residential in use with one public house but no shops, places of worship or large areas of focal open space. Buildings and land originally in agricultural use have since been converted to housing and, coupled with the significant impact of the two large housing developments at High Back Close and Barns Close, agricultural uses in the village have now been depleted. Nonetheless, the presence of a range of attractive historic and more modern properties in a mature setting contributes to it as a highly desirable place to live, and maintaining this domestic-scale residential use, particularly Use Class C3, should be a key theme of planning control."

Comment – The Application Site is vacant, neglected, and overgrown. Its visual appearance has a negative impact upon the Conservation Area. The Site was formerly in use as an allotment garden but this is no longer the case. The erection of a dwelling would comply with the principal land use of the surrounding area and its design and siting has been carefully considered to make a positive contribution towards the area.

7.8 **Page 15** – states "On the opposite side of the road, a triangle of open space survives undeveloped. Following demolition of cottages adjoining No. 4 Whites Cottages, the adjacent land has been left as public open space. A trip-rail has been erected to prevent parking and a planting scheme is planned. With the backdrop of thick trees and stone walls, these spaces make a positive contribution to the character and appearance of the conservation area in their own right."

Comment – The rectangular parcel of land directly adjacent to No. 4 White Cottages is not in the Applicant's ownership, with the remainder of open land fronting Monkton Lane to the north east of the application site also in the same ownership. This area of land will remain undeveloped, and will continue to make a positive contribution to the character and appearance of the Conservation Area in its own right.

7.9 **Page 15** – further states "On both sides of the road at this point, richly matured rubble stone boundary walls demonstrate the historic nature of the conservation area, and are characterised by large triangular cope stones. Unfortunately, a recent accident has lead to part of the southern boundary wall being demolished, seriously harming the character and appearance."

Comment – As part of planning approval, the Applicant is willing to undertake the required repair works to the wall, which bounds land within the Applicant's ownership. This would noticeably improve the character and appearance of this feature and this gateway into the eastern part of the Conservation Area as a whole. A specialist heritage contractor would be used to carry out the repair works to the wall.

7.10 **Page 18** – states "New development at Barns Close behind East Farm is higher density than High Back Close. Like other development in the conservation area, it is strongly introspective and benefits from a tree-filled backdrop and mature vegetation. The strongest contribution is the varied roofscape which, with red interlocking pantiles, dormers and chimneys, makes a positive statement when viewed from inside and outside the conservation area..."

Comment – As with Barns Close, the Application Site benefits from a tree-filled backdrop and mature vegetation. The layout of the dwelling has been altered from previous schemes so that the dwelling benefits from as much natural light as possible.

8.0 PLANNING, DESIGN, HERITAGE AND ACCESS

- 8.1 This application represents a resubmission of a previous scheme, which was refused by the Council and subsequently dismissed at appeal.
- 8.2 The Inspector for the dismissed appeal concluded in her Decision that it would be difficult for the construction of the previous scheme to be undertaken without causing damage to surrounding trees and that construction methods would be unlikely to adequately mitigate the impacts of the extent of the building works that would need to occur within root areas.
- 8.3 The Inspector also concluded that sunlight and daylight within the sitting room and kitchen of the previously proposed dwelling would be insufficient, and that the garden would also feel '*dark, gloomy and hemmed in most of the time*'.
- 8.4 Since the previous appeal was dismissed the Applicant and his architect have been working alongside a tree consultant, and with the assistance of an accurate and detailed topographical survey have produced a layout which addressed the Inspector's concerns. This is accompanied by a full tree survey and Arboricultural Impact Assessment, which are submitted in support of the application.
- 8.5 The size of the proposed dwelling has been reduced and its siting altered so that it no-longer encroaches as far into any root protection areas of trees adjacent to the site.

- 8.6 Three trees are proposed for removal (T8, T9 and T10 within the Tree Survey), which are all located close to the northern boundary of the site.
- 8.7 The Tree Survey submitted in support of this Application states that trees T8 and T9 are growing closely together within a group with tree T7 and that this closeness has resulted in all three trees showing evidence of minimal 'main stem taper', suppressed branch growth and asymmetric canopies. It should also be noted, that the consolidated ground surface is semi-permeable.
- 8.8 The report goes on to state that the poor quality environment in which the three trees are growing will result in their life expectancy being considerably reduced and that the removal of trees T8 and T9 will provide additional growth space, ground moisture and nutrients to tree T7, and its life expectancy will be increased. The report states that tree T7 is of local visual importance and therefore, its retention and improvement facilitated by the removal of trees T8 and T9 will soften the visual impact between the proposed development and the surrounding properties.
- 8.9 The Tree Report states that the canopy of tree T10 forms part of the overall canopy of a group of trees and that the group as a whole forms a backdrop to the trees located to their east. Tree T10 offers evidence to indicate that it is not a good specimen, with a relatively short life expectancy (10-20 years). The report concludes that the removal of tree T10 will have no major detrimental effect upon the overall appearance of the combined canopy.
- 8.10 The ground floor layout of the proposed dwelling includes a rearrangement of rooms, so that the kitchen, dining room and sitting room all have main windows facing either west or north, away from the southern and eastern boundaries of the site which are most constrained by adjacent tree cover.
- 8.11 This results in views from all habitable rooms at ground floor level being improved from the previous scheme, and resultant daylight also increased. The removal of the tree trees mentioned above will increase natural light within these rooms and will prevent the internal and external spaces from feeling dark, gloomy or hemmed in.
- 8.12 The proposal includes a 1.1m-high stone wall along the northern boundary adjacent to the dwelling, and this will afford views from the kitchen and sitting room across the open space to the north of the site and towards Monkton Lane. These views will be unrestricted and create the feeling of space around the dwelling.
- 8.13 Whilst it is considered less important for bedrooms to receive significant daylight/sunlight, as their primary purpose is for sleeping, all bedrooms will have windows facing west or north, and

as with the ground floor layout, this will ensure adequate views and light as these aspects face away from the majority of tree cover near the site's boundaries. The study at first floor level also has a west-facing window to provide light and views.

8.0 CONCLUSIONS

- 9.1 It is considered that this revised proposal has addressed all concerns previously raised by the Inspector who dismissed an appeal relating to the previous scheme.
- 9.2 The Application Site was formerly in use as an allotment gardens, but has been vacant for a number of years. The Application Site as a whole is unmanaged and overgrown, which has a negative visual impact upon the appearance of the Conservation Area.
- 9.3 The siting of the proposed dwelling has been chosen to ensure that no damage is caused to any existing trees close to the boundaries of the Site.
- 9.4 Three trees adjacent to the Site will be removed to improve the living conditions of future residents but these are trees are of low quality and their removal will have no significant impact on the character and appearance of the area. What's more, the removal of trees T8 and T9 will have a positive impact on tree T7 and its future improvement and growth as a result will have a positive impact on the character and appearance of the area.
- 9.5 The long term health of retained trees will be ensured through the implementation of tree protection measures where necessary, particularly during the construction phase, including a mini-pile foundation type, permeable surfacing, tree protection fencing etc.
- 8.6 The design of existing development in the vicinity of the site has been taken into consideration in developing a design for the proposal.
- 8.7 There will be no adverse impact on the amenity of existing residents on Barns Close, and occupiers of the proposed dwelling will also be afforded suitable levels of amenity.
- 8.8 The proposal would not have any negative impact upon views into or out of the Conservation Area and will improve the visual appearance of an unused and overgrown site.