

PLANNING STATEMENT
PROPOSED NEW DWELLING
LAND ASSOCIATED WITH NO 4 THE GREEN
OSBALDESTON LANE
OSBALDESTON

1.0 Introduction

1.1 This Design and Access Statement (DAS) accompanies an outline planning application for a new dwelling on land currently used as domestic curtilage. The site is located between an existing domestic store/garages to the south and the residence called Higher Field to the north.

1.2 The intended owners and occupants of the new dwelling currently rent a home within the parish, which is too small for them. They have a young family and their children attend Osbaldeston school. They are committed to living in Osbaldeston but cannot find a permanent home of suitable size on an affordable basis within the village, hence their approach to the applicant for this land. With this in mind and aware that any new housing has to be justified the applicant requests that this proposal is viewed to be a part of Osbaldeston's contribution to the 15 years Housing Strategy Plan published recently by RVBC.

1.3 Analysis of the history of developments in Osbaldeston leads to the conclusion that a single dwelling house is the correct amount of development in the context of this site and this statement describes the justification for the proposal and places the concept in context of the Lane and other dwellings/developments previously approved by the Authority. The proposal will not impact on the rural setting by virtue of the proximity of the adjacent domestic developments to the north and south.

2. Design Principles and Concept

2.1 The site has an area of 0.1 hectare (approx), the width is 80 metres and the depth is an average of 16m. A careful evaluation has been undertaken of the capacity of the site to accommodate a single dwelling.

2.2 National and local Policy recognises that new housing development cannot be viewed in isolation. It emphasises the wider context of any proposal and the area within which the site is situated. These themes are also reflected in the adopted RVBC District Local Plan, through the policies. Any proposal for more than one dwelling would be in conflict with these policies and this application recognises the sensitive nature of the site and the locality.

2.3 The site is elongated and in principle there is comfortably sufficient space to site a 5 bedroom two storey dwelling with a new access from the Lane. The character of the area is of a ribbon development of properties along the highway and this proposal is entirely in keeping with this important local characteristic (ie. the proposal is with regard to infill within the ribbon at Osbaldeston Green).

2.4 The site is within the settlement boundary and has been part of the domestic curtilage and tied, sequentially to Nos 1,2 & 4 The Green for at least 67 years. There have been greenhouses , vegetable plots an orchard with domestic outdoor storage/parking on the site throughout this period at various intervals depending on the requirements of the occupants of the houses in The Green.

2.5 This proposal has no effect on the access, parking or amenity space arrangements of the neighbouring dwelling (Higher Field). The application does not intrude onto the agricultural land and does not extend the ribbon of developments. This new dwelling will be positioned between two existing domestic curtilages.

The properties on Osbaldeston Lane have defined boundaries to the agricultural land at the rear and some properties have historically extended their curtilage at the rear including Higher Field. This proposal makes no such representation and simply utilises the existing available space between Higher Field to the north and the existing agricultural store to the south.

2.6 A safe access, as shown on the plan is proposed off the highway across the verge to the highway.

3.0 Layout

3.1 A key component of the proposed design is to ensure the layout respects the character of the area and the developments within a rural hamlet setting.

3.2 The driveway within the site is situated 40m from the boundary with number Higher Field. This was a conscious decision to avoid siting it close to the vegetation on the boundary with Higher Field. A driveway adjacent to the boundary would have resulted in a loss of privacy to the neighbour as their garden extends up to this boundary and a summer house is sited close to the vegetation.

3.3 Another reason for siting the driveway as shown is it means the single storey garage is then on this side. Higher Field has side windows facing the site. This layout minimises the impact to the neighbouring property.

3.4 A key factor of the site is that the boundary vegetation offers considerable concealment to the highway and the proposal will retain the hedgerow with only light trimming necessary as the natural barrier is an important aspect of the Lane.

3.5 The visibility splays for the new access into the site are excellent as can be seen on the plan and the highway has recently been subject to an imposition of an urban speed limit of 30mph.

3.6 The site is well serviced and the drainage will discharge to a domestic sewage treatment plant. There is an existing drain already serving that purpose.

4.0 Scale

4.1 The footprint area shown on the accompanying plan demonstrates a ground coverage area of approximately 100 sqm for the property including the attached garage and work

space. The dwelling is proposed to be a maximum depth of 10m (min 9m), maximum width of 22m (min 20m) with a height of 5m to the eaves and 7.5m to the ridge as an upper limit. This is the suggested arrangement for the outline application in order to show that the scale is sympathetic to the neighbouring dwelling. The height of the property will be no higher than Higher Field and the overall size will be entirely in keeping with the proportions of the site.

No further details are submitted regarding the design characteristics of the dwelling as these will be presented within the future formal full planning application subject to the granting of permission of this outline application.

4.2 The dimensions of the proposed dwelling allow for a work space dedicated to the occupants of the property to encourage a live/work lifestyle for the owners as the rural location is not on a public transport route and is approximately 1km from the A59. This is significant as working from home is on the increase and a dwelling of this proportion should have the space to facilitate this.

5.0 Landscaping

5.1 The site as previously described has been in domestic use for 67 years (approx) and has considerable vegetation growth and whilst this contains shrubs such as elder and blackthorn etc none of this is within the site but all restricted to the boundaries. They are clearly of some age and in need of care and attention. They will all be retained and maintained with the exception of where the access is formed.

5.2 The boundary to the field to the west is a mature hedgerow which will remain undisturbed. A protective rural fence will be placed across the rear boundary and constructed carefully not to damage the existing land drain. The applicant wishes to retain the vegetation to the boundaries and will only prune it where it is overgrown and overhanging to a significant extent from within the site area.

5.3 Currently there is no means of enclosure on the front of the site. The history of Osbaldeston Lane has been researched and in the past as currently, the predominant frontage enclosure was hedges. Some of these are overgrown and as described previously some maintenance will be necessary. The location of the proposed site access does not affect any significant vegetation. A low fence is proposed to this frontage to assist with the security of the site but not to detract from the rural aspect of the frontage.

5.4 The garden will be predominantly laid as a lawn. Trees could be planted as advised by the authorities ecology representative if this would enhance the proposal. It is important that the land remains free draining and avoids surface water run off or flooding problems.

5.5 By retaining the existing planting that merits retention and including a landscaping scheme the proposal will meet the requirement of Policy.