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DESIGN & ACCESS STATEMENT



Proposal: Full planning application for replacement dwelling for Tetley Farm House plus restoration of Grade 11 Carriage House also restoration of Dove Cote and Stable Building with residential development for two building plots as enabling works.

Site Location: Lakeside, Tetley, Crowle, Scunthorpe, DN17 4HY

Applicant: NPP Properties Ltd

Application ref:



Howard J Wroot Chartered Surveyor
The trading name of Howard J Wroot Ltd
Company Number 6586509

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1.0 DESCRIPTION OF PROPOSAL/INTRODUCTION

- 1.1 This is an Outline Planning Application to construct a new dwelling to replace the existing Tetley Farm House.
- 1.2 Also to carryout repairs and refurbishment works to the two grade 11 listed buildings Carriage House and Stable (Dovecote) Building.
- 1.3 In order to be able to fund the repair/refurbishment works to both Carriage House and Stables then enabling works of the construction of two detached dwellings is also applied for.
- 1.4 The Hamlet of Tetley is located to the south of the Town of Crowle and is physically separated from it by virtue of the hamlet being set well back from Wharf Road. In addition the Hamlet is visually separated from the Town as it cannot be seen from any aspect of Wharf Road.
- 1.5 Tetley now comprises 4 dwellings plus Tetley Hall and can be seen on the Location and Block Plans attached herewith. The accompanying Heritage Statement lists the Heritage Assets and number of Listed Buildings contained within the Hamlet.
- 1.6 Following the refurbishment of the Listed Buildings it is intended that they are retained as Outbuildings for the replacement Tetley Farm House.

2.0 JUSTIFICATION

- 2.1 The existing building known as Tetley Farm House is in a very poor state of repair, in fact it is well beyond economic repair as it will be cheaper to demolish the structure than to attempt a repair.
- 2.2 Please see structural report appendix 4 which is clear on this point also that the building is not structurally stable requiring to be underpinned. Total estimated costs for repair are of the order of £325,000.
- 2.3 Based on average construction costs of new detached dwellings of £1,000/m² then a new dwelling commensurate in size with the neighbouring properties of approximately 225m² could be built for £225,000.
- 2.4 It does not therefore make economic sense to attempt a repair of this dangerous building when a replacement dwelling can be built much cheaper, the new build can also incorporate Flood Mitigation measures.



- 2.5 It is also considered sensible to re-site the dwelling away from the poor ground which the structural engineer identified, therefore please see the proposed site layout plan 1 of 3 which shows a proposed new dwelling located away from the “bad ground” of the existing building.
- 2.6 Further to the above, please refer to Appendix 5 which is a structural report carried on the two Listed Buildings - Carriage House and Stable. This report describes the poor state of repair the buildings are in and lists the repairs recommended.
- 2.7 Also see Appendix 1 which is a Builders Estimate to carry out the recommended works totaling over £300,000. Therefore in order to “enable” these works to proceed it is requested that two building plots are approved so that the sale of them will then fund the necessary repairs to go ahead.
- 2.8 Please see appendix 8 which are sales details of a building plot in Ealand which is on the market at £125,000. Therefore by the sale of these two building plots at £150,000 per plot sufficient funds can be generated to pay for the refurbishment of these two valuable heritage assets.

3.0 DESIGN

a) Layout

- 3.1 The proposed site layout plan shows the location of Plots 1 and 2 and also the proposed location of the replacement dwelling.
- 3.2 In addition the three existing dwellings are shown which also follow a linear arrangement but south of the existing access road rather than north as is shown for the proposed new dwellings.

b) Access

- 3.3 Access to the proposed enabling plots will be to share the existing driveway as is shown on the Proposed Site Plan.
- 3.4 The shared driveway is relatively new and has been provided with a mid-drive passing place.

c) Scale

- 3.5 The scale of the 3 proposed dwellings is commensurate with those adjacent properties please see Appendix 9 sales Brochure of Lakeside and Appendix 10 sales brochure of Ivy House.



3.6 From these two documents it is plain that both are very large properties therefore both Plots 1 and 2 will complement the design style and size of the existing buildings on site.

3.7 In addition the replacement dwelling is of a similar height to Tetley Farm House which it is intended to replace and is of less volume than the original.

d) Appearance

3.8 The designs of the proposed dwellings are attached and numbered dwgs 1 to 3 of 6, The replacement farm house is of a similar frontage and has a hipped roof to mirror the existing front half of the house.

3.9 The design of Plots 1 & 2 has been carefully chosen to reflect the rural nature of the setting and the design and appearance of the existing properties on site – please see photographs below.

Lakeside



Ivy House



New House
Tetley, Crowle



3.10 External materials used in respect of the construction of the new dwellings will match those of the above properties and can be conditioned for agreement later.



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e) Landscaping

3.11 Specific details of soft landscaping and boundary treatments can be similarly conditioned for later agreement regarding the fine detail.

4.0 LOCAL PLANNING POLICIES

4.1 The Local Policy which governs replacement dwellings in the countryside is saved Policy RD10. This policy states that “Proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

i) the replacement dwelling would not exceed the volume of the original dwelling by more than 20% excluding PD rights.

ii) N/A

iii) all new construction is of a high standard of design and reflects the architecture of the building and vernacular styles in the locality.

iv) the appearance or use of the dwelling as replaced will not adversely affect the amenity of local residents or the appearance of the locality.

4.2 Please see Appendix 2 the Ecology Report in respect of the dwelling to be replaced this takes due account of any protected species that may be present.

4.3 The reserved matters application(s) will address the issues of appearance and scale of the proposed replacement dwelling and enabling dwellings when submitted.

4.4 Policy CS6 of the Core Strategy states that “The council will promote the effective management of North Lincolnshire’s historic assets” therefore as this application is to repair and refurbish two Listed Buildings then to approve two building plots as enabling works to finance the restoration of these two historic assets clearly accords with this policy.

5.0 NATIONAL PLANNING POLICIES

5.1 The attached Heritage Statement prepared Humble Heritage gives full details of the relevant Legislation and National Planning Policy Guidance in respect of this application.

5.2 It is not therefore necessary to reiterate the contents of that report but refer to it in support of the application.

5.3 The Report does make specific reference to Enabling Development and also that this application does comply with the guidance.



6.0 DRAINAGE

6.1 Surface water on the site will drain through the existing surface water drains on site. In addition surface water from the enabling plots will drain into soakaways.

6.2 Foul drainage will be to Klargester package Treatment Plants.

7.0 HOUSING LAND SUPPLY

7.1 Tetley by virtue of it's location immediately adjacent to the Market Town of Crowle is therefore in a "sustainable" location. It is within walking distance of all local facilities and amenities, including Bus Stops, Railway Station, Schools, Shops, Library and Doctors Surgery.

7.2 This can be rightly described as sustainable development and fully accords with the principles set out in the NPPF.

7.3 In addition the North Lincolnshire LDF at paragraph 5.43 states that small scale development in rural settlements will be allowed -

5.43 To support this aim small-scale development will be allowed in rural settlements. However, the scale of new development will be limited and reflect local needs as well as the availability of facilities, services and infrastructure. Development will also make the best use of existing land and buildings within these settlements. Accessibility, in particular by public transport, walking and cycling will also be a vital consideration. There will be a strong focus on ensuring the existing facilities and services are maintained and enhanced to meet local needs and sustain the quality of life for people in rural communities, as well as the diversification of the rural economy. Where future residential development takes place in these settlements it will be considered to be windfall development.

7.4 The provision of two additional dwellings as enabling works is considered to be small scale and therefore accords with this policy.

7.5 The NPPF also requires LPAs to identify and update annually a 5 year supply of Housing Land (paragraph 47). North Lincolnshire Council have failed to achieve this and thus in accordance with paragraph 49 their housing policies cannot be seen as being up to date.

7.6 NLC in fact have confirmed that they only demonstrate a deliverable 3.9 year supply of housing land.

7.7 With the failure of NLC to demonstrate the 5 year supply then paragraph 14 of the NPPF is triggered, this basically states that in these circumstances then there is presumption in favour of sustainable development and development proposals should be approved unless the adverse impacts of so doing would significantly and demonstrably outweigh the benefit.



7.8 The Heritage Statement submitted herewith shows conclusively that this would not be the case.

7.9 Thus under the provisions of the NPPF the proposed development should be approved.

8.0 APPENDICES

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