



COMBINED HERITAGE, DESIGN AND ACCESS

STATEMENT

REPLACEMENT OF EXISTING STRUCTURE WITH THE ERECTION
OF AN OAK FRAMED OPEN SIDED CARPORT AT:
EAST LODGE, JUDGE'S HILL, NORTHAW

SITE ASSESSMENT

The host property is a detached property located to the southern side of Judge's Hill to the west of Northaw. The property is set back from the highway and sits within a large garden area. The property sits at the western edge of the Northaw Conservation Area with the boundary line dissecting the site, the site is also within the Metropolitan Green Belt and adjoins a Landscape Character Area.



Application Property



PROPOSAL

The proposed works comprise the erection of an oak framed open sided carport replacing an existing carport structure (shown below).



The design of the proposed works has been produced to ensure compatibility with the host property and surrounding area and in compliance with the relevant local and national policies for this type of domestic development.

MATERIAL USAGE

As noted with the proposed description, the framing for the carport will comprise of oak, this to compliment the property and surrounding area. The small plinth will be of brick (Staffordshire blues) construction with a slate roof.



DESIGN

Compatibility:

The use of oak framing also to ensure the host property and surrounding area are not overly impacted with the erection of the carport. The oak framed design was chosen against any traditional solid style structure to ensure compatibility with the semi-rural setting of the application property and surrounding area.

Use:

The carport will be used as per the existing structure as sheltered car parking and storage facility for the garden equipment.

Scale:

The scale of the carport has been considered extensively to ensure uniformity with the property site and the surrounding area. The whole development ensuring the proposed works are not to the detriment of the setting of the sensitive nature of the surrounding area.

Appearance:

As noted above, the garage is to be constructed from high-quality oak framing with appropriate materials, again this to ensure compatibility with the surrounding area.



ACCESS

No special access arrangements have been made, the proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

PROPERTY PLANNING HISTORY

The immediate planning history for the property is noted below,

6/2018/2504/LAWE

Certificate of Lawfulness for existing carport.

Approved 13 Nov 2018

6/2018/0644/LAWE

Certificate of Lawfulness for existing carport.

Refused 22 May 2018

6/2017/2523/HOUSE

Householder application for erection of open sided carport replacing existing structure.

Refused 2 Jan 2018

S6/2005/0251/FP

Planning Application – Proposed rear conservatory and front porch.

Refused 27 April 2005

Allowed on Appeal

S6/2004/0701/FP

Erection of rear side conservatory

Refused 5 July 2004



In addition to the above application history, planning permission was granted in 2002 (S6/2002/0477/FP) for a replacement gate lodge (this was a revision to a previous submission S6/1999/1099/FP). Permitted development rights for the property were removed as per the 2002 approval.

The original application for a replacement carport (6/2017/2523/HOUSE) was refused due to the impact of the development on the openness of the green belt.

The existing carport was found to not have benefitted from planning permission and was therefore for the purposes of the previous application deemed unlawful and as a consequence the proposal was measured against a new (extension) development.

The planning history above shows that the carport was deemed lawful following a further lawful development submission (6/2018/2504/LAWE) to confirm the structure had been in situ for the requisite time period to be deemed existing lawful development.

HERITAGE IMPACT

Heritage Asset

The Heritage Asset concerned with the proposal is the Conservation Area which boundary crosses the application plot. The design and positioning of the carport kept to a simple structure with appropriate materials to blend with the host garden and surrounding area.



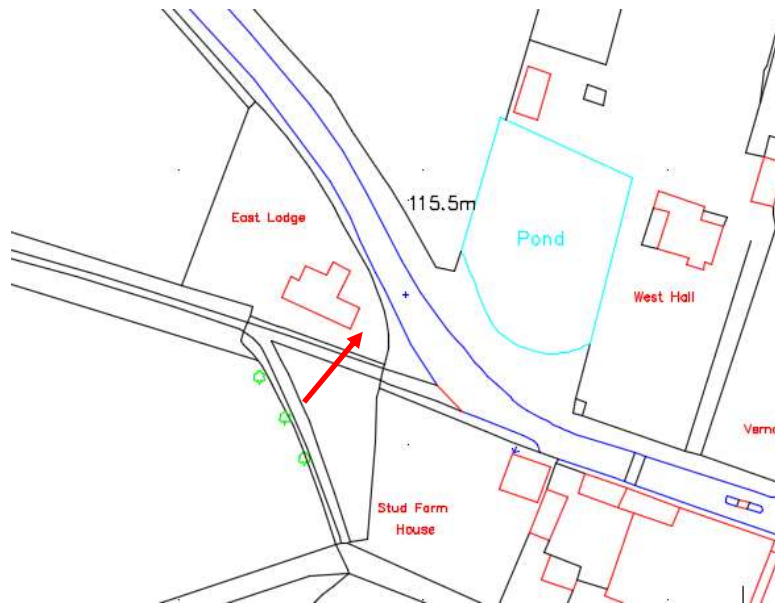
The previous application for a replacement carport structure (6/2017/2523/HOUSE) confirmed with consultation with the Conservation Department that the replacement and scale of the proposal would have no impact on the Conservation Area: -

‘Conservation Officer – Overall, it is considered that the proposed works would result in minimal change which would not cause harm to the character and appearance of the conservation area. I therefore have no objection to this scheme.’

This submission is identical in the scheme previously proposed which received the above confirmation on no impact on the heritage asset concerned (conservation area).

IMPACT ON NEIGHBOUR PROPERTIES

As per the image below, the position of the replacement structure (red arrow indicates position) carefully chosen to ensure no impact on any amenity of the neighbouring properties.



The position of the replacement carport sufficiently distanced from any neighbouring property to ensure the amenities of any such property are completely unaffected by the proposed works.

POLICY CONSIDERATION

Planning Policies both local and national have been given serious consideration within the proposal development prior to application submission. This to ensure the proposed works are of a suitable nature when view against local and national policy guidelines.

The Local Plan and the National Planning Policy Framework 2012 used extensively in preparation of the design and proposal consideration. Whilst this proposal is not for an extension that physically attaches to the site property, due consideration given



to ensure the size and position of the proposed works against the property and the property location. The choice of appropriate 'rural' material usage ensuring a complimentary unobtrusive structure within the site area.

As noted previously, the works are of a design and scale that will be in sympathy with the surrounding area. As confirmed in the material usage, the oak framing and matching materials appropriate to the character of the garden and surrounding area.

The scale and massing of the proposed works are subservient in nature and therefore un-harmful to the setting of the host building or surrounding area.

National Planning Policy Framework

Section 12, paragraphs 128 and 136 of the National Planning Policy Framework (NPPF) cover the requirement to describe the significance of the heritage asset affected by development (para. 128) and the weight of public benefit (para. 136) of the proposal against securing the optimum viable use of the building. The heritage asset confirmed as the conservation area in which part of the property site is located.

This proposal is confined solely to the garden area in such a way to have no harm on the heritage asset with a sympathetic and unassuming modest development (substantially more so than the existing structure). The less than substantial harm to the significance of the heritage asset ensuring the viable use for present and future occupiers.



Noted in paragraph 132 of the NPPF is that heritage assets are irreplaceable and any harm or loss 'should require clear and convincing justification'. The replacement structure would be barely visible from outside the application site and therefore not to the detriment of the sensitive surrounding area.

Material Policy Considerations

Green Belt

As confirmed with the previous (refused) submission, the property is sited within the Green Belt, Section 9 of the NPPF provides national guidance on protecting Green Belt land. Paragraph 87 notes that "*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*".

Paragraph 88 of the NPPF confirms "*When considering any planning application, local authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.*"

Paragraph 89 of the NPPF confirming the exceptions to construction of new buildings as inappropriate in Green Belt:

- *buildings for agriculture and forestry;*



- *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purpose of including land within it;*
- *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary building), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

The NPPF does not give a definite, acceptable percentage increase threshold but it clearly allows for “***the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;***”. It is clear that the proposal under consideration within this application is for a replacement carport structure (**same use**) and also **not materially larger than the one it replaces;**

The acceptance replacement nature of this proposal was confirmed in an email exchange with the local planning authority (25 January 2018) and a copy of the email is enclosed within this submission.



It is clearly demonstrated therefore that the proposed replacement carport is in accordance with the national Green Belt policy and acceptable within the national guidance given.

SUSTAINABLE DEVELOPMENT

The NPPF confirms *“a presumption in favour of sustainable development”*, this seen *“as a golden thread running through both plan-making and decision-taking”*. The new carport will be constructed of oak sourced from sustainable/renewable forests, so the construction method in itself is highly sustainable.

JUSTIFICATION

It is our clients wish to enjoy the amenity that these works provide and seeks to achieve this with a structure that have a minimal physical impact on the site property and the surrounding area.

The carport will be erected with oak framed units to compliment the surrounding area with the fenestration details and massing being produced in such a way as to harmonise with the garden area. The style of the carport is designed so as to cause little disruption to the surrounding area.

We consider the proposed carport has sufficient integrity to contribute to the amenity of the dwelling without detracting away from the beauty and character or conflicting



visually or technically to the existing property, any neighbouring property or the surrounding area.