



Erection of Dwellinghouse with Associated Landscaping, Cooper Lane, Hoylandswaine

Planning Statement



Introduction

1. This planning statement is to support a planning application for a new house at Cooper Lane, Hoylandswaine. This will replace an existing stable building, which was approved for conversion into residential. This conversion had commenced before planning permission lapsed.

Summary

1. The proposed site is located on Cooper Lane, close to the village of Hoylandswaine.
2. There is a large stable building located on the site. This was approved for conversion to residential under planning permission 2014/0624.
3. Our client wishes to build an exemplary family house on the site of the highest quality. This is to be to Passivhaus standards, using extremely sustainable materials and methods.
4. The site for the dwelling is located in a dip between raised and wooded areas, and will therefore have a low visual impact on the local area.



The Site



5. The site for the proposed house is currently occupied by a former stable building, which is surrounded by an area of hardstanding, with an access track from Cooper Lane. This area of hardstanding forms the curtilage for the approved conversion scheme, and also the curtilage for this proposed scheme.
6. Cooper Lane is a quiet lane with scattered dwellings along it and planting to both sides. The location of the site is set back from Cooper Lane behind a raised area of land.
7. When looking north from Cooper Lane, the site is only visible from the existing site entrance. To either side of the site entrance and at a further distance, views of the site are hidden by a stone wall, planting and the topography of the land.



View of existing stables from site entrance. The only place that this site is visible.



View towards site across adjacent field to the west. Site hidden by topography and planting



View towards site across field to the east – site hidden by planting.

8. The site itself is level with views to the east over the adjacent field, which slopes gently away. To the north, south and west, the ground is higher with consequent restricted views.
9. The local buildings are of fairly mixed ages, materials and quality. About 50% of the houses have rendered walls with tiled roofs, and the others have either stone or brick walls.
10. A contemporary house built on a green field site has recently been constructed to the south of Cooper Lane, close to our site. This house has a garage to the rear and is of a similar scale to our proposed house.



Typical houses to Cooper Lane



Aspiration for the Scheme

11. The new house is to be a forever home for the Rymer family. It is to be of exceptional quality and take into account the influence of local building styles and materials.
12. It is to be built to Passivhaus standards, will utilise renewable technologies, and will be constructed from sustainable materials. This will make the building low carbon both in construction and use.
13. It is to be generous in size but with an equivalent visual impact as the existing stables building.
14. The house is to be designed with views of the garden in mind. The garden is to have a subtle transition to the land around, which will mean that the impact of this is minimal.





The Proposal



15. The site is entered from the south east corner, after travelling up the long drive from Cooper Lane. The building will not be fully visible until you are on the main part of the site.
16. The form of the building follows the north and west boundaries, with a curve to the north-west corner enclosing a large garden. Cars will be parked out of sight under a car port to the east of the building.
17. The house will be set lower than the land to the north, west and south, and will appear as if sunken into the site. The visual impact of the building from the surrounding areas and Cooper Lane will be negligible, like the current stables building.



18. The habitable rooms all have windows facing this garden, and generally are south facing. This is important as it maximises the solar heating through these windows and is a key element of Passivhaus design. Windows facing north are limited, which is again a key precept of Passivhaus design.
19. The ground floor rooms comprise a semi-open plan kitchen, living and dining area, with a separate snug and utility room. There is also a pool and changing area located in the southern part of the house.
20. To the first floor, there are three bedrooms with en-suites and a study for two people to work together.
21. The house is single storey over the pool with the roof rising gently to become storey and a half in the location of the bedrooms.
22. The simplicity of the building form is also an important quality for Passivhaus design, as it enables fewer junction where heat can be lost from the house.
23. The existing houses on Cooper Lane are 50% built of rendered walls with tiled roofs. The proposed building will use the same materials. The car port will have a deep green roof with wildflower planting, and this roof will continue to the front door as a canopy.





24. Existing trees will be unaffected by the proposals, as there are none within the curtilage of the site. The Rymers own the land around the site and will augment the current tree cover to provide better visual cover and to encourage greater biodiversity.
25. There will be a hard paved turning area within the garden and a terrace, but this garden will be mainly kept for planting. The intention is for there to be uninterrupted views from within the house with the garden merging visually with the landscape beyond.
26. The boundary treatment will be estate fencing, the least visually intrusive form of fencing available, and one perfectly suited to a rural environment.



27. The overall design is a subtle updating of the local materials and building forms, restrained in form to achieve Passivhaus standards. The curved corner encloses the garden and provides a focus for the entrance to the house. The sloping roof provides a strong visual identity and the details add interest and tactility close up.



Planning Appraisal

28. This is a proposed new house on the site of an existing building in the countryside. The existing building has had planning permission 2014/0624 for conversion to residential, and work on this conversion commenced before the planning permission lapsed.
29. The drive and vehicle access from Cooper Lane were installed and approved under permission 2010/0718. No amendments to this existing access are proposed as part of this application.
30. As a replacement dwelling within the Green Belt, this is in principle an acceptable proposal. The stables building is modern, and though built of reclaimed materials, has no architectural or historic value that would require it to remain
31. The proposed building is larger than the existing building. Despite this, its location on the site and within the wider area though means that it will not have a greater visual impact than the existing building.
32. The design of the building is exceptional, in the way that it synthesizes local building styles, contemporary design and Passivhaus requirements in a restrained form.
33. Paragraph 80 of the NPPF states that a new house in an isolated location would be permissible, if its design is of exceptional quality, which would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
34. This will be a highly sustainable building, built to Passivhaus standards. It will be an exemplar of new construction in a rural location, and will use renewable technologies to be largely self-sufficient. Construction materials will minimise the use of concrete and embodied carbon.
35. Paragraph 134 of the NPPF states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. We believe that this house fits within these guidelines.
36. For these reasons, we believe the proposal to be in accordance with local and national planning policies.



Conclusions

37. The conversion of the existing building on site can be completed and the building used as a less than ideal house, if required.
38. Despite this, the Rymer family require a house which has been designed as such, and which will enable them to live in better conditions.
39. The impact of the proposed house, though larger than the current building, is not materially different.
40. The proposals are of the highest design and sustainable quality, and as such comply with national planning policies in the Green Belt.
41. For these reasons we believe planning consent should be granted.