

Planning Application DC/21/01339 Erection of 1 dwelling, cart lodge and creation of vehicular access, Abbots Lodge, The Street, Drinkstone

1. The original approval was specifically conditioned to be for a single storey structure, to minimise any adverse impact on the listed building in whose curtilage it is located.

The proposal does not comply with the following Drinkstone Neighbourhood Plan policies, which, following approval by MSDC, are now deemed to carry significant weight in determining planning applications.

2. The proposed development is disproportionate with regards to its mass in relation to the plot size extending to the boundary on the east side. Drawing 762-1C 009, site block plan, shows the existing approved outline plan and the proposed scheme, the proposed scheme is far larger than the original outline plan. Whilst the proposed plans incorporate the cartlodge into the dwelling building, the outline planning that was granted detail a design more in keeping with regard to neighbouring properties by having separate dwelling and cartlodge which if positioned carefully would have a low impact upon neighbouring properties.

The proposed planning application includes an additional cartlodge for Abbots Lodge, a similar layout/design for the proposed new dwelling would be in keeping with other properties.

DRN11 - Heritage assets

3. While the proposed dwelling has taken note of and detailed the use of materials that are used in neighbouring buildings (brick plinth, rendered walls, clay tile roof) the design (particularly fenestration) is not sympathetic to neighbouring properties which are listed or buildings of local significance (Church Pyghtle) and would not blend harmoniously within existing buildings and landscape.

The streetscape will also be impacted, as the increased mass of the building brings it closer to the boundary and therefore more visible from the highway. Thus it does not comply with DRN12 - Design Considerations.

4. The proposed dwelling will result in increased water run off onto the highway in an area where there are existing problems with excess water run off. Even with a gully, water would be fed further along the road to an area which is prone to flooding. This does not comply with DRN12

5. The application shows excavation of the site in order to incorporate lower level parking, with a lift and lobby area as well as the removal of trees to the east side and streetline. The excavation will result in damage to the roots of trees which could have an impact upon the health of the remaining trees and hedgerows. The loss of trees and hedgerow screening would impact significantly upon the streetscape, the visibility of the building, and its bearing on neighbouring properties. Thus it does not comply with DRN9 – Biodiversity

The site lies in an area of archaeological potential, near the medieval church of All Saints and close to a medieval moated enclosure. Recent archaeological investigations close to the site have identified medieval occupation remains, there is high potential for the discovery of

below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains that exist.

DRN11 Heritage assets

1. Planning History

The outline planning application DC/18/04841, approved in 2018, was for a single storey dwelling of 170m² with a three bay cart lodge.

Approval was specifically conditioned on the proposed new dwelling being a single storey structure.

Reason - to secure an orderly and well designed development sympathetic to the significance of the neighbouring listed building and in the interests of visual amenity and the character and appearance of the area"

The Parish council did not submit a comment with regard to the original application as the outline plan detailed a single storey development of a mass that appeared appropriate for its setting.

The current application, DC/21/01339, is different from the original outline plan in terms of size, mass and detailed design with a lower level incorporated parking.

2. Compliance with Drinkstone Neighbourhood Plan

The Drinkstone Neighbourhood Plan (DNP) has been approved by MSDC and now carries significant weight in determining planning applications. The DNP has been referred to throughout the Parish Council's consideration of this planning application. The relevant policies are:

DRN3 - Housing Allocations

DRN11 - Heritage Assets

DRN12 - Design Considerations

DRN9 - Biodiversity

2.1 Policies DRN1 and DRN3

The site is an Allocated Site in the DNP

2.2 Policy DRN11 - Heritage Assets

To ensure the conservation of the village's heritage assets, proposals must:

"DRN11 c. contribute to the village's local distinctiveness, built form and scale of its heritage assets as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials

DRN11 d. be of an appropriate scale, form, height, massing and detailed design which respect the area's character, appearance and its setting, in line with the AECOM Design Guidelines for Drinkstone"

This also touches on Policy DRN10 - Buildings of Local Significance. The neighbouring property, Church Pightle is such a building and is included in the NP Appendix B - Buildings of Local Significance

The specific design issues under DRN11 overlap with those in DRN12, and are dealt with there.

It is the Council's view that the size mass and design of the proposed dwelling is disproportionate to neighbouring properties within whose curtilage it will be located.

2.3 Policy DRN12 - Design Considerations states:

"Proposals for new development must reflect the local characteristics of Drinkstone and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix C of the plan and take account of the AECOM Design Guidelines for Drinkstone." Specifically designs should:

"DRN12 a. recognise and address the key features, characteristics, landscaping/building character, local distinctiveness and special qualities of the area and/or building as identified in the Built Character Assessment and, where necessary prepare a landscape assessment appraisal to demonstrate this

DRN12 d i. taking mitigation measures into account, do not affect adversely any historic character architectural or archaeological heritage assets of the site and its surroundings, including those locally identified Buildings of Local Significance listed in Appendix B and subject to Policy DRN10

DRN12 f. produce designs that respect the character, scale, height and density of the locality."

The Street area of Drinkstone contains 15 listed buildings which is the highest concentration in the parish. The site is within the curtilage of a Grade II listed building, with a further 6 listed buildings and a Building of Local Significance within 300m

DRN12 i "not result in water run off that would add to or create surface water flooding"

The site is elevated above the road and will require the construction of a metalled sloping driveway. The immediate area is already subject to regular water run off in winter from a nearby pond and water course. Additional runoff from the proposed site would exacerbate this issue.

2.5 Policy DRN9 - Biodiversity

Development proposals should avoid the loss of or substantial harm to important trees, hedgerows and other natural features ponds and watercourses. Where such losses are unavoidable:

- i) The benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and

- ii) Suitable mitigation measures that may include equivalent or better replacement of the lost features will be required

The application shows excavation of the site in order to incorporate lower level parking. The excavation could have an impact upon the health of the remaining trees and hedgerows. The loss of trees and hedgerows would impact significantly upon the streetscape and the visibility of the building, and its bearing on neighbouring properties.

Cllr Janet Elnaugh
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