

Supporting Statement

I wish you to consider the following statement alongside the required plans and documents that I have submitted for OUTLINE BUILDING APPROVAL.

The site has previous planning history (HPK/0003/2862 and HPK/2004/0972). One was accepted and one refused. The refusal was in relation to the centrally imposed onerous restrictions at the time. Those who would be closely affected were in general happy that the site was to be developed. The local paper covered the story at the time. Accepted was a bungalow approximately 122 sq. metres in area. This I considered too large and the approval was allowed to lapse. The site was classified as brownfield.

The site has been in the same ownership for 20 years. In that time an archaeological survey was carried out which showed the presence of a old trackway running the length of the back wall and partly under it, well away from any proposed development. The land has always been considered by me develop-able land and to that end over the years the perimeter has been carefully planted with a variety of trees and shrubs to successfully screen and add privacy to which the high stone walls enhance. This has become a peaceful and secure plot.

What is proposed is a small two bed bungalow approximately 60 sq. metres in area, allowing for adjustment within the site for minimum impact and leaving space for any future conservatory if desired; with permanent parking for one car, in a total space that is a gently sloping 290sq. metres approximately. This property should sit well in the grounds not overpower it. The site already stores large amounts of coursed and random stone for future use. The general construction and materials would be sympathetic to the surrounding structures and with the small size of build and readily available materials disruption that is inevitable would be partly reduced.

Why small? Why a bungalow? Accessible housing with imaginative layouts can work. This may or may not limit the market. I will see, if permission is granted.

The IPPR Disability 2020 report says there is shortage of housing designed to meet the needs of people who require close care or are part of the ageing population, and single story buildings do not have to be sprawling. The bungalows built in Papworth Everard by the Papworth Trust are a good guide to what I envisage. Part M of the building regulations would be a key factor here.

Finally I am mindful of the ongoing debate concerning development and have made only practical comment myself elsewhere.