

Sample Cottage, Sample Road, Sample Town  
15<sup>th</sup> April 2008  
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## **PLANNING FEASIBILITY REPORT**

**Sample Cottage  
Sample Road  
Sample Town**

**Undertaken on behalf of: Mr Sample  
DATE: 15<sup>th</sup> April 2008**

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## **1. SUMMARY**

1.1. The proposed scheme is for the demolition of the existing detached house and development of two detached two storey houses of around 2500sqft each with integrated double garage. The proposed house on the western side of the site will use the existing means of access to the site from Sample Road. The proposed dwelling on the eastern side of the site proposes a new access point from Sample Road. Each dwelling will have a garden of around 21m in length.

## **2. Location**

- 2.1. Property in this area of Sample Town is primarily of residential use with some small shops within walking distance. Dwellings tend to be detached with large gardens.
- 2.2. The site has average public transport links and will require adequate car parking on site.

## **3. Design**

- 3.1. The site lies within the designated developed area of Sample Town, in which proposals for residential development are considered acceptable in principle provided that the design details of the scheme accord with the Local Plan policies.
- 3.2. The dwellings in the vicinity of the proposal site are predominantly large chalets and two-storey detached dwellings on spacious plots. The bulk, height and massing of the proposed houses needs to be in scale with the surrounding buildings. Subject to good detailed design and elevational treatment, planning permission should be achievable. There is an existing example of a two for one dwelling redevelopment further to the east of Sample Road which provides a good precedent for planning permission.

- 3.3. Sample Road has little traffic movement and is traffic calmed. Therefore, creating a new access onto the road a significant distance from any junctions is unlikely to raise concern from the highways authority. A 2.4m x 45m clear visibility splay will be required at the vehicular access point. There must be no obstructions higher than 600mm along the visibility sight lines.
  
- 3.4. The proposed buildings must avoid the large TPOd (Tree Preservation Order) Beech tree to the south of the site.
  
- 3.5. The site falls within the Flood Risk Zone 2 (medium risk) as designated by the Environment Agency and as such, it is likely that any new buildings will be required to have a finished ground floor level 600mm above the flood level 1 in 100 year flood level as determined by the Environment Agency. A Flood Risk Consultant will need to be appointed to provide a Flood Risk Appointment to accompany a planning application.

#### **4. Planning History**

- 4.1. May 1987, application reference sf/87/0635 - Planning permission was granted for the erection of two storey side and rear extension and a replacement front porch following demolition of existing outbuilding.
  
- 4.2. Feb 1993, application reference sf/93/0137 – Planning permission was granted for the erection of a new single storey garage building with pitched roof.

## 5. Planning Policy

- 5.1. The site is not within a conservation area.
- 5.2. The existing house is not listed.
- 5.3. The site contains one TPO, a Beech tree to the south of the site. The Council tree officer will therefore have to be consulted on the planning application.
- 5.4. The site is within the 5Km SPA (Special Protection Area for birds) boundary and the development will therefore attract a financial contribution when construction takes place. The figure will need to be confirmed by the planning officer but is likely to be around £450 per dwelling.
- 5.5. The Local Plan has a standard of a minimum of 2 car spaces per 3 or more bedroom dwelling. This can be achieved with the proposed scheme.
- 5.6. The scheme should be in accordance with Local Plan policy H09. This requires well designed proposals that:
  - 5.6.1. *Do not damage the character and amenity of established residential areas; and*
  - 5.6.2. *Allow for retention of appropriate trees and shrubs and provide landscaping of a high standard of design; and*
  - 5.6.3. *Provide generous garden areas with a minimum depth of 10.6; and*
  - 5.6.4. *Provide appropriate space between existing and proposed residential units; and*
  - 5.6.5. *Provide adequate daylight and sunlight to all habitable rooms; and*
  - 5.6.6. *Provide adequate privacy for existing and proposed properties*

5.7. The scheme should be in accordance with Local Plan policy E23. This states:

*In areas at risk from flooding as defined on the Proposals Map, or where a proposed development may itself be the cause of risk, applicants for planning permission will be expected to demonstrate that the proposal:*

- 5.7.1. includes appropriate flood protection measures that mitigate the risk of flooding of the development itself, and will not create or exacerbate the risk of flooding elsewhere;*
- 5.7.2. does not involve the loss of natural floodplain or damage to wetland wildlife habitats, or prejudice the open and continuous character of river corridors;*
- 5.7.3. does not prejudice other proposed or existing flood control or protection measures;*
- 5.7.4. When proposals involving redevelopment occur within floodplains, the Council will encourage measures to retain and restore areas of the floodplain to their natural state and function.*
- 5.7.5. Any proposals for development near or adjacent to a watercourse will be expected to avoid the use of culverts or artificial channels, and should incorporate a reasonable natural "buffer zone" between the watercourse and the edge of built development and any hard landscaping.*

## 6. Conclusion and Strategy

- 6.1. It is considered that a proposal for the demolition of the existing house and development of two new dwellings should in principle receive planning permission, subject to good detailed design in context with the surrounding area. The proposals will need to be similar in height, bulk and massing to adjacent properties with appropriately large gardens. Attention should be given to the elevational treatment of the scheme to ensure that it remains within character of the existing surrounding properties.
- 6.2. The scheme will require a minimum of two car parking spaces per dwelling.
- 6.3. Special attention should be paid to the retention of the TPOd Beech tree.
- 6.4. As the site falls within Flood Risk Zone 2, a Flood Risk Assessment will be required by the Local Planning Authority to accompany the planning application.
- 6.5. A financial contribution towards the Special Protection Area will need to be paid to the council when construction begins on site.
- 6.6. A topographical survey (a measured survey of the site including buildings, trees, physical features and ground level heights) should be commissioned to ensure accuracy throughout the planning application. This will also ensure that vehicular access visibility splays are adequate.

## 7. Additional Costs Estimate

Flood Risk Consultant: £500  
Topographical Survey: £500  
Planning Fees: £670 (£335 per dwelling)

Total: £1670