

COMMITTEE DATE:	16 <sup>th</sup> November 2023
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**APPLICATION NO: RR/2023/1948/P**

**ADDRESS: Springfield, Whatlington Road, Whatlington**

**PROPOSAL: Proposed demolition of lawful dwelling approved under RR/2019/738/O and erection of replacement dwelling in new location as an alternative to approved replacement dwelling granted under extant planning permission RR/2021/1937/P.**

## **CONSULTATIONS**

Whatlington Parish Council Clerk

The council support the application.

Statement submitted by the Applicant Mr Robert Vallier

I, Robert Vallier, make this Statement in support of my Planning Application referenced above and in addition to the few words I shall be saying at the Meeting. I believe I can offer the Committee several cogent reasons why the Application should be granted.

I would draw the attention of Committee Members to the attached photographs, which set out the topography of the access to each site, ie the Existing Site Location, and the Proposed New Site Location.

First, I would like to make it clear that this Application is NOT a request to build an additional house at the front of Springfield. Planning Permission was granted under RR/2023/156/P on 18 July 2023 for a house to be constructed at the back of the main residence at Springfield. This present Application RR/2023/1948/P merely seeks to change the LOCATION of the site for that construction, from the back of the grounds of Springfield, round to the front.

The present access driveway granted is c95 m (312 ft) long (including the driveway at the back of the house). Assuming a reasonable width of 4 m along the length of the driveway, that is a surface area to be disturbed and destroyed of 380 sq m (over 4,090 sq ft). Given a suggested depth of the driveway of 20cm, the volume of soil to be removed is at least 76 cu m (2,680 cu ft). Four large trees would need to be felled at the side of the house; and approximately 10-15 trees of the existing hedge, mainly on the left past the access gates but also where the drive cuts the corner of the hedge close to the left side of the house.

On the other hand, the access requirements to reach the Proposed New Site Location is far simpler and less destructive to the environment. On passing through the gates, one would turn immediately right - a modest 2 leylandii trees would have to come down, since the land has a natural break opening and the site access is gained. This location is additionally beneficial in that the bank on the right of the drive is much lower than that on the left, and thus the site easier to reach.

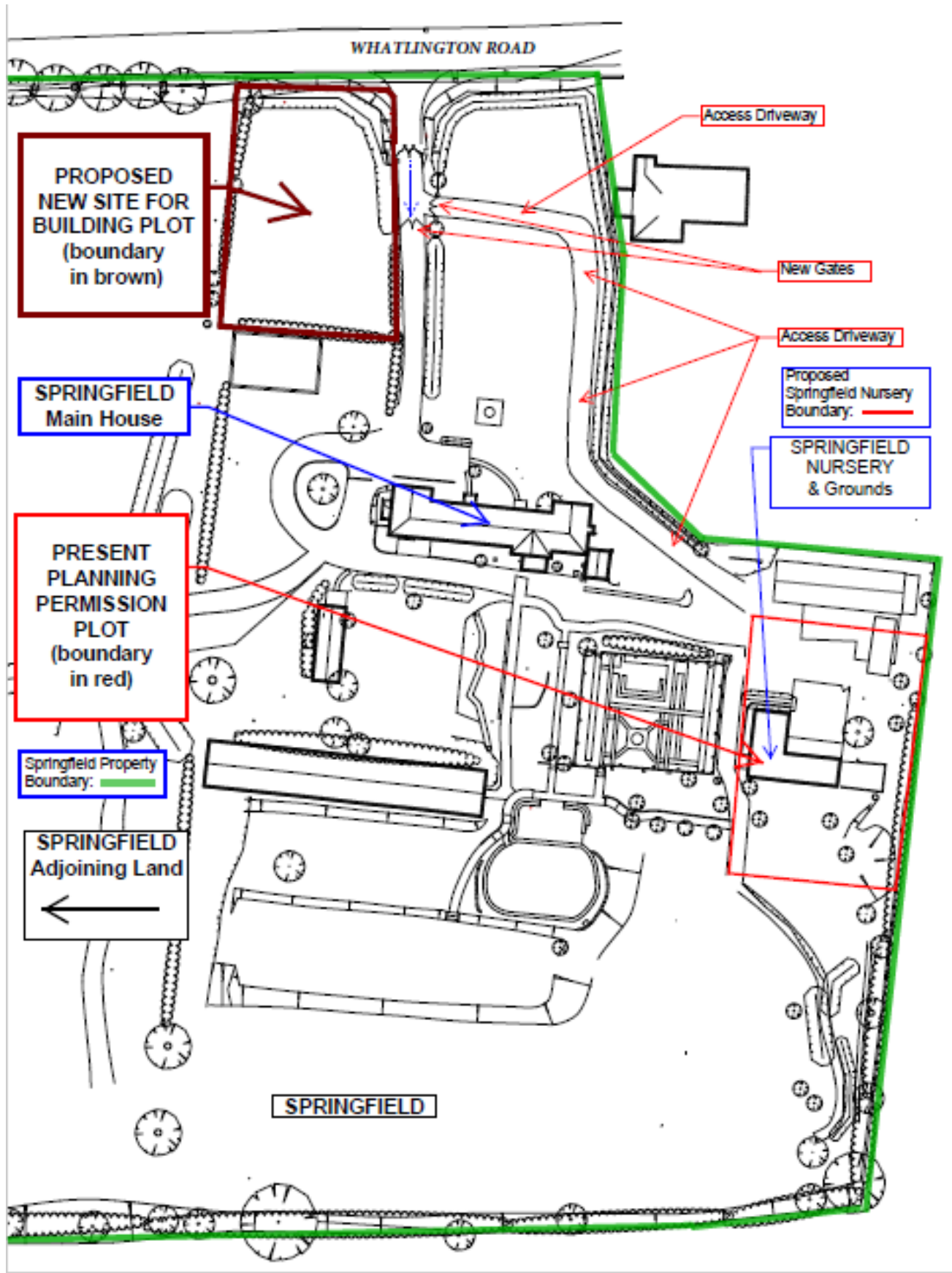
The new site is well screened by mature trees (although this screening could easily be intensified if required). The Committee Members can judge for themselves by looking at the pictures on the following pages.

There are many other benefits to moving the site to the front. This includes a much quieter time for the present neighbours to the northeast, ie on the side up from Bonnie Place, during the construction period.

My daughter will be setting out other cogent reasons justifying, in our view, the move of the site from the back to the front. The prime aim of this Statement is actually to present the visual evidence to Committee Members, which I hope they will find as compelling as do I.

Attached is also a simple sketch outline of the two sites. Also attached is a photograph of Springfield taken in the 1960s. Some Committee Members may remember Springfield as a working nursery, and it can be seen that the Proposed New Site Location was in part a built-on commercial site.

I trust this has been helpful to the Planning Committee and that Members will wish to support the Application.





1

Whatlington Road, facing towards Battle. The entrance gates to Springfield are shown. The external edge of the front of the proposed site from the roadside is marked in red; the trees enclose and screen the site area.



2

... and a closer view.





The entrance and driveway.



Coming up the driveway, the entrance to the proposed site is on the right and marked.



The Proposed New Site Location. Whittington Road is beyond the trees at the end; the driveway is on the right running alongside the trees.



This picture, and those following, show where the access to the existing site is to be created. Note the number of hedge trees that have to be felled.



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The present access is to be created on the left (as one faces the house) of the driveway, marked up in red in this picture. Note the much steeper bank, and the number of trees that have to be felled.



10

The route of the driveway for the existing site crosses the front lawn.



... then turns up towards the house.



This view is from the house area down across the lawn, and clearly shows the present driveway area coming up towards the house, on its way to the existing site location.





13

The driveway area continues...

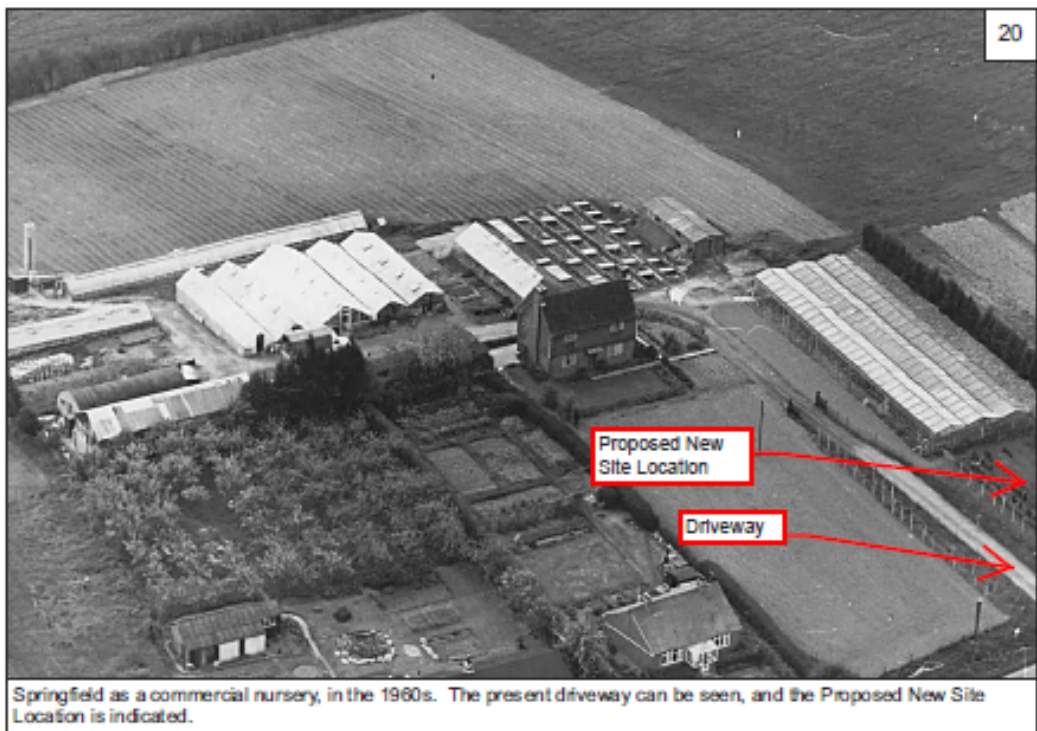


14

... it begins to turn to go around the side of the house, cutting the hedge corner as it goes...







**RECOMMENDATION: AS REPORT**