

Site Context:

- 1) The site is located within the countryside in a lane where the landscape dominates and few scattered dwellings (of mixed character including some thatched cottages with more 'modern' properties) with the listed church providing a focus at a bend in the lane. Hedge lines and trees enclose the lane.
- 2) The proposal is for a new car park to be located next to the church on land presently used as part of a nursery. The latter is to move to the rear of the land and four detached houses are proposed along the frontage to the west of the church on land used as a nursery. These are proposed as 'enabling development' to fund the car park.

Design Approach:

- 3) The four detached houses are individually designed, on plots set behind the hedge line. The designs are traditional in form and use of materials and have endeavoured to reflect the local character.
- 4) The Panel felt that the approach was generally compatible with the locality, although being reasonably large. The design of the houses did appear to respond to the local vernacular.
- 5) However, on balance the Panel felt that it was the landscape quality that should dominate here and in that respect a layout with three dwellings would sit best spatially in this context. It was suggested to omit one of the middle two house types, probably the 2-bed house in this case. A proposal for three dwellings should be adequate to fund the church car park.
- 6) The frontage hedge row and any boundary treatment should also reflect the rural character such as using post and rail fencing and avoided aspect of urban character.

Church Car Park:

- 7) The proposal for the car park is equally important in its own way as to its effect upon the setting of the listed church. Again retention and substantiating the natural boundaries together with any fencing and surface materials will be critical. No details are given, but the Panel would expect that other than the access point, a bound gravel surface would be appropriate here.
- 8) Overall, the Panel were reasonably content with the proposals, subject to the necessary justification for this 'community based scheme' in this countryside location – and the indicated design approach being followed through.