

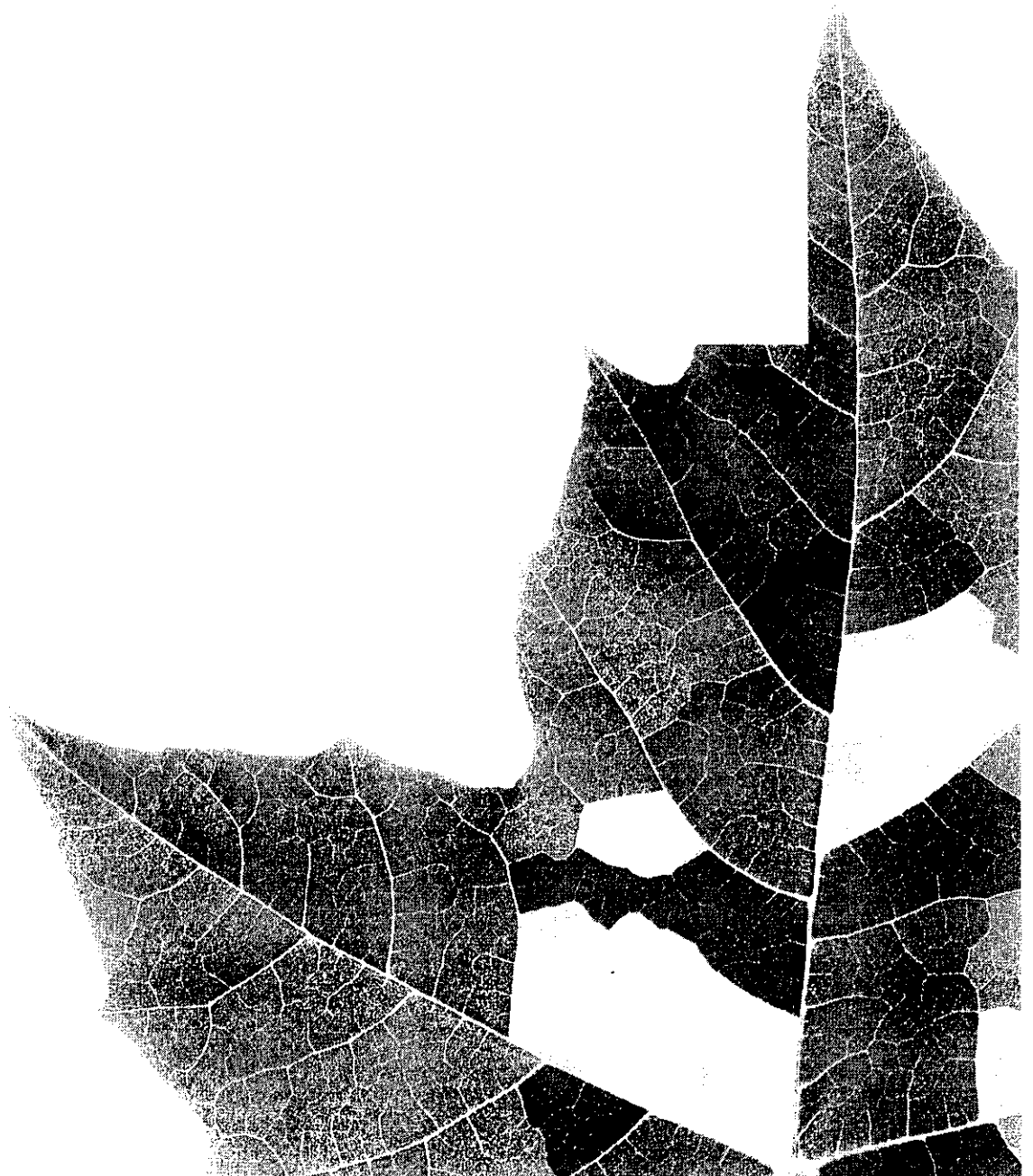
**DESIGN AND ACCESS
STATEMENT**

**Hyde Wood Farm, Hyde Wood
Lane, Canewdon, Essex**

**Erection of Replacement
Dwelling**

Prepared on behalf of
Mr and Mrs Noad

AMA Ref: CS/044903
April 2011



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1.0 Introduction

- 1.1 This application has been submitted on behalf of Mr & Mrs Noad in support of their planning application for the erection of a replacement one and half storey dwelling. This statement explains the design and access principles employed in the proposals and should be read in conjunction with the applicant's Planning Supporting Statement.
- 1.2 The contents have been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and guidance set out within Circular 01/2006, Guidance on Changes to the Development Control System, prepared by the Department of Communities and Local Government. This Design and Access Statement should be read in conjunction with the Planning Supporting Statement accompanying the planning application.
- 1.3 This statement has been prepared by Andrew Martin Associates (planning and landscape consultants). It provides a rationale for the proposals with reference to:
- An assessment of physical and socio-economic characteristics and planning policy (Section 2.0);
 - Involvement (Section 3.0)
 - An evaluation of opportunities and constraints (Section 4.0);
 - Design and layout considerations (Section 5.0); and
 - Access considerations (Section 6.0).
- 1.3 The planning application is supported by drawings prepared by Betterview Building Division with additional reports. This document explains how the constraints and opportunities of the site have been considered to inform the layout, which is both successful and feasible in planning terms. It is also the purpose of this statement to explain the design and access principles that have been used to develop the planning application.

2.0 Assessment

Physical Context

- 2.1 Hyde Wood Farm is located approximately 1.5km from the main urban area of Rochford and lies within Canewdon. The application site is located on the western side of Hyde Wood Lane. Hyde Wood Lane is a country road serving a number of large detached properties constructed in a linear pattern set within substantial

curtilages and grounds. Hyde Wood Lane connects to the main settlement from Canewdon Road and Brays Lane.

- 2.2 The application site measures approximately 2.5ha and is contained within a rectangular shaped plot with a depth of 290 metres and a frontage of 90 metres. The site is almost entirely surrounded by mature hedging and trees and therefore it is not possible to view any internal part of the site from public vantage points.
- 2.3 The dwelling 'Hyde Wood Farm' is a detached chalet style house in a white smooth rendered finish and red clay tiled roof with windows to front and rear gables and a flat roofed dormer to the north elevation. The dwelling has an entrance porch to the south elevation. A short distance to the rear of the house is a detached annex bungalow of hipped roof design.
- 2.1 The dwelling is set within extensive grounds with extensive lawn areas and fruit trees. The property is set within a substantial curtilage. A number of domestic outbuildings are also contained within the curtilage of the property as accepted by the Council in its determination of application reference 11/00062/LDC.

Social and Economic Context

- 2.4 In summary there are no notable social implications of this development proposal. The proposal has no significant bearing on the local economy by virtue of its intended use as a private dwelling. A more detailed analysis of the socio-economic benefits of the proposal is set out in the Supporting Statement.

Planning Policy

- 2.5 A more detailed explanation of the relevant planning policy is contained within the Planning Supporting Statement. A list of the material policy documents and policies that have been considered in relation to design and access is set out as follows:

National Policy Guidance

- PPS1 'Delivering Sustainable Development' 2005
- PPG2 'Green Belts' 1995
- PPS3 'Housing' November 2006
- PPS 7 'Sustainable Development in Rural Areas'. 2004

Rochford District Council Replacement Local Plan 2006

- Policy R6 – The Replacement or Rebuild of Existing Dwellings in the Green Belt; and
- Policy HP6 – Design and Layout.

3.0 Involvement

- 3.1 Following the refusal of two previous planning applications ref: 09/00578/FUL for a chalet style house and 10/00229/FUL for a replacement bungalow a meeting was held with John Whitlock to discuss the reasons for refusal and the submission of a revised design.
- 3.2 In this meeting the applicant advised that they would be seeking a more modest proposal compared with previous refusals. Such proposal would include a 1½ storey replacement dwelling in keeping with the existing style at the property. The design would also reflect the design and materials illustrated in the Essex Design Guide.
- 3.3 In relation to the proposed floorspace of the dwelling, the applicant referred to an Inspector's Decision at Witts End (ref: 09/00733). This decision confirms the correct application of policy R6 would allow for any habitable floorspace within 5 metres of the original dwelling to be included within the floorspace calculations when establishing a replacement dwelling. Therefore a replacement dwelling at the site could include the floorspace of the existing dwelling, the annex and a additional 35 sq m as allowed by the policy. It was understood that the Council would review the Inspector's decision in detail and would confirm the Council's approach on this matter. This was not received following several months of chasing.
- 3.4 In respect to all other aspects of Policy R6 it was agreed that the applicant's proposals met these requirements.

4.0 Evaluation

- 4.1 As already identified, the application site is well screened and set within a substantial curtilage therefore the locality is not sensitive to change. Further, existing development along Hyde Wood Lane is linear in its nature and comprises of large properties set within substantial curtilages.
- 4.2 The floorspace of the proposed replacement dwelling allowed by Development Plan policy R6 includes the floorspace of the existing dwelling, plus the floorspace of the annex which is within 5 metres of the house, and an additional 35 sq m. In addition, the site is located within the Green Belt and therefore consideration should be given to inappropriate development in the Green Belt and impact of development on the existing openness of the Green Belt.

- 4.3 Finally the design should be compatible with examples of existing properties along Hyde Wood Lane and the principles of the Essex Design Guide.
- 4.4 The foregoing opportunities and constraints analysed above have informed the design and access arrangements employed in the proposals the subject of this application.

5.0 Design

- 5.1 The following headings will investigate the rationale behind the development proposal

Use

- 5.2 The proposed use of the site would be entirely residential. The compatibility of this use with its surroundings has been addressed within this statement.

Amount

- 5.3 The development proposal seeks to demolish an existing dwelling with a floorspace of 109 sq m and an annex bungalow with a floorspace of 37.15 sq m. Therefore an existing habitable floorspace of 146.15 sq m currently exists at the site.
- 5.4 The floorspace of the proposed replacement dwelling allowed by Local Plan policy R6 includes the floorspace of the existing dwelling, plus the floorspace of the annex, which is within 5 metres of the house, and an additional 35 sq m. Therefore a total habitable floorspace of 181.15 sq m is possible under Policy R6 in any replacement dwelling.
- 5.5 In addition it is also the case that Policy R6 allows for permitted development extensions to be brought into account when determining the size of a replacement dwelling. The existing dwelling, plus its permitted development allowance (based on providing a single storey front and side extension – see application ref: 11/00221/LDC), would result in an internal habitable floor area measuring 231.5 sq m.
- 5.6 Conversely, the proposed replacement dwelling in this application would have a floorspace of 210 sq m. Whilst this is 28.85 sq m larger than allowed under Policy R6 the fall back of the potential size of the property under Permitted Development illustrates that the additional 28.85 sq m will not result in any harm. Further, the design has not only resulted in a significant reduction in the buildings visual mass and bulk from that possible under Permitted

Development, but has also resulted in much more coherent and traditional built form of development.

- 5.7 In this instance it is considered that the site is capable of accommodating the proposed replacement dwelling whilst ensuring its compatibility with the character and setting of the surrounding area.

Layout

- 5.8 The policy seeks to ensure that in most circumstances a replacement dwelling is sited as near as possible to the existing dwelling, unless an alternative siting is perceived to be more appropriate in Green Belt or amenity terms.
- 5.9 In this instance the proposed replacement dwelling has been sited deeper into the plot and over the footprint of a number of outbuildings (to be demolished as part of the proposals). The dwelling is also designed so that it is turned through 90 degrees to create a principal eastern elevation which fronts the entrance way to the site. The reason for not overlapping the whole of the existing footprint is that by moving the dwelling to the west will position the dwelling more centrally within what is a large plot. The result will be that the replacement dwelling is more suited to its plot and therefore creates a better sense of place. This is considered to represent a positive opportunity within the development proposal.
- 5.10 The Council has already accepted the principle of siting a replacement dwelling outside the existing footprint of the dwelling on this plot. Planning permission was granted on 11th December 1998 under application ref 98/00750/FUL to demolish the existing dwelling and erect a four bedroom chalet. The siting of the dwelling then approved was to the southern side of the dwelling upon the extensive lawn and tree covered area.

Scale

- 5.11 The proposed replacement dwelling is larger than the existing dwelling in floorspace terms however is similar in scale and size to the potential size of the dwelling as possible under Policy R6 of the Local Plan. The proposed dwelling is also significantly reduced in scale and size to the possible scale of dwelling as could be enlarged with its permitted development – see application ref: 11/00221/LDC.
- 5.12 Although the replacement dwelling would have a larger internal floor area than the existing, the fact that it is chalet bungalow with accommodation in the roof space and its high quality architectural design has resulted in the mass and bulk of the dwelling designed so as not to appear dominant within its setting.

Appearance

- 5.13 An assessment of the surrounding development has been undertaken in order to assist with the design of the proposed replacement dwelling. This assessment has established that there are a number of residential dwellings along Hyde Wood Lane that vary in their design, scale and plot size. However, there is a preference from the applicant to build a high quality Essex vernacular style property. The dwelling will use good quality natural materials such as clay tiles, stained timber weatherboarding with Kingston mild stock brick plinths and black PVCu glazing and doors. This approach has been agreed and welcomed by the Council's planning officer's.

Landscaping

- 5.14 The site is almost entirely surrounded on all boundaries by well established landscaping. This takes the form of tall, thick hedging, scattered with a number of established trees. The result of this landscaping is that the internal arrangement of the site cannot be viewed from public vantage points. Internally the site comprises of lawn and areas of hardstanding used in connection with vehicular movements.
- 5.15 The applicant proposes to retain and enhance key elements of the landscape. As can be clearly seen, the proposed replacement dwelling is of a high standard of design which, when combined with landscape enhancements, will positively enhance the character and appearance of the surrounding area.
- 5.16 The Council should be satisfied that a high quality landscape scheme will positively enhance the character and appearance of the surrounding area and therefore a condition at this stage requiring a future landscape scheme should be acceptable.
- 5.17 Based on the foregoing, the design and appearance of the proposals complies with both local and Government policy.

6.0 Access

- 6.1 The site is currently served by a single vehicular access. The proposed development will not involve any alteration to the existing access arrangements.
- 6.2 It is important to note that the final design and layout of the scheme will draw upon guidance contained within BS 8300:2001 'Design and Buildings and their approaches to meet the needs of disabled people – Code of Practice (BSI 2001), Part M of the Building

Regulations 'Access to the use of Buildings' (2004 edition) and Planning and Access for Disabled People – A Good Practice Guide (ODPM 2003).

- 6.3 Finally, the development will be designed to be as accessible and inclusive as possible.

7.0 Conclusion

- 7.1 The contextual assessment of the site has highlighted the physical constraints, and economic and social aspects that the design needs to respond to.
- 7.2 The proposal can be accommodated within the rural area without detriment to the Green Belt or character of its surroundings.
- 7.3 The proposal can be accommodated without detriment to the amenity of neighbouring residential properties.
- 7.4 On this basis, it is considered that the proposal represents a sustainable and responsive design, which relates directly to its physical, social and environmental context, and reflects the requirements of national and local planning policy.