

**DESIGN & ACCESS STATEMENT IN RESPECT OF**  
**THE PROPOSED CONSTRUCTION OF A DWELLING & GARAGE ON LAND AT**  
**1 PARK FARM CLOSE WINTERBORNE ST MARTIN DORCHESTER DT2 9TW**  
**FOR MR & MRS F HOPPS**

1.0 Introduction

1.1 An application for approval of reserved matters following an outline approval is submitted to Dorset Council for the construction of a self build dwelling and garage on land at 1 Park Farm Close, Winterborne St Martin, Dorchester, DT2 9TW on behalf of Mr & Mrs F Hopps.

1.2 This statement is to be read in conjunction with drawings 40/116/1 to 9 inclusive and topographical survey drawing 1779-T-200 Revision B deposited with the application.

2.0 Location/History

2.1 The site is positioned on grid reference Easting 365193 and Northing 88883

2.2 The sites lies outside of the Winterborne St Martin Conservation Area but lies within the Dorset Area of Outstanding Natural Beauty.

2.3 Approval of Outline Planning Permission was granted for the erection of a dwelling and garage, reference WD/D/19/000112 dated 26 April 2019.

3.0 Proposed Design (Layout, scale and appearance)

3.1 The dwelling house has been purposely designed with the ground floor all at one level and the first floor also on one level, the first floor will also be accessed by a lift to accommodate my clients special needs.

3.2 The proposal is for a two and a half storey dwelling with two storey and single storey wings and an attached single storey open porch, garage and bicycle store.

3.3 The design is in accordance with the scale and vernacular associated with the five dwellings at Park Farm Close.

3.4 The materials specified in the schedule of external finishes will be sympathetic to the natural and built surroundings..

The proposed dwelling has been positioned on the site so that it will not impact on the residential amenities of the occupiers of 1 Park Farm Close or East Lodge.

#### 4.0 Environmental Design

- 4.1 It is anticipated that the dwelling will be constructed to at least Code 2/3 level for sustainable homes with the installation of solar photo voltaic panels and an air to water heat pump. A charging point will be provided in the garage for an electric car.

The walls, roof and floor insulation will be 20% more efficient than the requirement of the current Building Regulations.

#### 5.0 Highway Issues/Access

- 5.1 The existing access to Park Farm Close will not change as stated in the Design and Access Statement submitted with the outline application and accepted by the highway Authority (a copy of the County Highways recommendations dated 19 February 2019 is attached).

- 5.2 The existing access from Park Farm Close on to the site has been modified to allow for fire brigade access as indicated on drawing 40/116/2.

- 5.3 Parking and turning space for the proposed dwelling will be provided on the site as indicated on drawing 40/116/2.

#### 6.0 Services

- 6.1 The foul drainage to the proposed dwelling will be connected to the existing foul drainage inspection on the East side of 1 Park Farm Close.

- 6.2 The surface water will be connected to soakaways based in the chalk and designed in accordance with BRE Digest 365.

- 6.3 All new services will be installed underground.

#### 7.0 Landscaping/Tree protection

- 7.1 All the trees on the site have been planted, over the years, by my client, the majority are 100 mm diameter or less.

- 7.2 The proposal is for the removal of some shrubs along the East side of the plot.

The mature trees along the North and South boundaries will remain along with the tree screen adjacent to the Eastern boundary, as indicated on the drawings. The two deceased trees adjacent to the South boundary will be replaced with two silver birches.

- 7.3 The proposal will also include for the planting of a native hedgerow along the West boundary and additional planting along the Northern boundary to thicken up the

existing hedgerow as indicated on drawing 40/116/2.

- 7.4 The parking / turning area and paths will be finished with gravel to match that at No1 Park Farm Close. The terrace area and open porches will be finished with limestone pavings.

The grass area to the North of the proposed building will remain.

- 7.5 This section is to be read in conjunction with the landscaping scheme submitted with the application.

8.0 Conclusion

- 8.1 It is considered that the proposed development will have minimal impact on the local landscape character and on the AONB.

- 8.2 The proposed development will not impact on highway safety or residential amenities.

- 8.3 It is considered that the proposal complies with the current Local Plan Policies INT1, ENV1, ENV10, ENV12, ENV15, ENV16, HOUSE3, COM7 AND COM9 AND NPPF 2019 paragraphs 11 and 78.

Date.....November 2020.....

Reference...40/116/D&AS.....

**From:** Ian Madgwick  
**Sent:** Tue, 19 Feb 2019 11:10:39 +0000  
**To:** Process Team  
**Subject:** WD/D/19/000112

**COUNTY HIGHWAY AUTHORITY RECOMMENDATION**

WD/D/19/000112 – 1 Park Farm Close, Martinstown.

The County Highway Authority has NO OBJECTION, subject to the following condition :-

A scheme showing precise details of how the parking, garaging and turning space will be provided must be submitted to the Local Planning Authority. Any such scheme requires approval to be obtained in writing from the Local Planning Authority. The approved scheme must be constructed before the development is occupied or utilised and, thereafter, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

**IAN MADGWICK** IEng MCIHT

Transport Development Liaison Engineer

Transport Development Management

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