



Planning, Design and Access Statement

Chaseways
Russells Road,
Halstead,
Essex
CO9 1SP

January 2021

Prepared for Mr S Parnell.

Prepared by Cox Design & Consult

Atlas Works
Foundry Lane
Earls Colne
Essex
CO6 2TE

www.cox.uk.com

contact@cox.uk.com

Reference 631SPCW

Revision #

Date issued January 2021.

CONTENTS

1	Introduction	4
2	Drawing Register	4
3	Site and Surrounding	4
3.1	Location and Uses	4
3.2	Description and Summary	4
3.3	Building Status	4
3.4	Planning History	5
4	Identifying the existing asset	5
5	Proposal	5
6	Proposed site	5-6
7	Design approach	6
8	Planning Policy and Guidelines	7
9	Non-Applicable Items	7
10	Conclusion	Error! Bookmark not defined.

1 Introduction

The following statement has been prepared by Cox Design and Consult on behalf of the applicant Mr S Parnell and is to complement the proposals submitted for Outline Planning Approval of a replacement dwelling and associated scheme, proposed at Chaseways, Russells Road, Halstead, Essex, CO9 1SP (Chaseways).

This document will describe the proposed scheme at greater length, alongside a summary of any planning considerations and outline the response to planning policy guidelines.

The description of development is as follows:

“Outline Planning Permission with all matters reserved for the demolition of 1no 2 storey existing dwelling and construction of a new 2 storey 4 bed dwelling, with conversion of an existing dilapidated barn to residential use and erection of a 5-bay cart lodge”.

This statement is submitted to detail the principle behind the development to assist the Local Planning Authority in making its decision.

2 Drawing Register

This Design and Access Statement should be read alongside the following drawings.

- 631SPCW_100_003_01 Existing OS Plan,
- 631SPCW_101_001_01 Proposed Ground Floor Plan,
- 631SPCW_101_001_02 Proposed First Floor Plan.
- 631SPCW_101_002_01 Proposed Elevations.
- 631SPCW_101_002_02 Proposed Elevations.
- 631SPCW_101_003_01 Proposed OS Plan.
- 631SPCW_101_003_02 Proposed Outline Site Plan.

3 Site and Surrounding

3.1 Location

Chaseways is located East of Gosfield and South West of Halstead Town. The property is under Gosfield and Greenstead Green Ward, within the Braintree District Council. Chaseways private access road is approx. 200m from the junction on Russells road, of which the access point to the site is centrally positioned on the existing site. Chaseways site is surrounded by residential curtilage, agricultural holdings, and further large private residential properties.

3.2 Description and Summary

The site includes an area of circa 0.66ha and comprises of 1nr existing 4-bedroom two storey dwelling, with 1nr former agricultural barn located toward the Northern boundary of the site, all within the residential curtilage.

3.3 Building Status

Chaseways is residential class C. The dwelling is not listed and located outside of any a conservation area restriction.

3.4 Planning History.

There is currently no planning application history publicly available for the Chaseways site.

However, for the purposes of this statement it is noted that:

Approx. 60m East of Chaseways a recent application ref 11/00999/FUL for part demolition of an existing garage and erection of treble garage with further cart lodge was granted local authority approval.

Approx. 400m North of Chaseways a recent application ref 19/00390/HH for a replacement new build residential annexe, was granted local authority approval.

Approx. 500m North West of Chaseways an application ref 81/00828/P/BTE/FL/H for the erection of a dwelling, was granted local authority approval.

Approx. 700m North West of Chaseways an application ref 11/00999/FUL for variation of condition of approved application 13/00923/FUL to enable an outbuilding to be used as a permanent dwelling, was granted local authority approval.

Further East approx. 950m from Chaseways is the recently approved and constructed development for 183 new dwellings, with ref 17/01952/REM.

4 Identifying the existing asset

The outline planning application proposes the demolition and replacement of the existing property known as Chaseways, which as mentioned above in section 3.2 consists of a detached traditionally constructed dwelling comprising 106m² of area, with a total net internal area of 212m².

The existing dwelling is not subject to any restrictive legislation.

5 Proposal

The proposed dwelling is 2 storey and comprises an area of 298m², with a total net internal area of 531m². The proposal is to retain and utilise the existing access point to the site, which is located centrally on the Western boundary, a new turning circle, parking and associated hard standing area is proposed to serve the replacement dwelling.

Due to the dilapidated condition of the existing former agricultural barn, the outline planning application has also sought approval to refurbish the barn, of which the barn will then be used as habitable residential space. It is also the intention to erect an outbuilding for storage on an existing hard standing area on the Eastern boundary, of which it is an existing location of a historic outbuilding.

6 Proposed site

The outline planning application proposes to fully demolish the existing dwelling located along the North Western boundary of the site and construct a replacement dwelling of which is proposed to be located facing South West, rotated on axis to approximately 200 °

The design ethos for the adjusted location of the replacement dwelling is to mitigate the existing proximity to the boundary, benefit from the South West views of the natural background and to achieve clear lines of site and avoid any overlooking of neighbouring properties.

The accompanying proposed site layout details the above-mentioned location adjustment of the replacement dwelling, of which it is evident the proposed location will still occupy an amount of the existing dwelling footprint.

The proposed site layout retains the existing private vehicular access and hard standing parking areas, of which mitigates any impact on existing roads highways or transport links. The proposed site layout will be enhanced aesthetically, which will complement the Architectural design of the replacement dwelling. The existing vehicular access route will be extended to the existing hardstanding area, of which a new outbuilding will be erected in line with all planning constraints that may be subjected.

The proposal will include the refurbishment of the existing barn, of which will be sympathetic to the existing structure, look and feel of the existing characteristics.

There are a small number of existing trees located centrally of the site, however we note there are not any tree preservation orders within the site or on the boundaries and the proposed development would not cause harm to the biodiversity and ecology of the site. It should be noted much of the existing site boundary consists of mature and dense hedging, of which new infill hedging will be planted to match and complete the existing boundary screening.

The proposed site will benefit from a new sustainable drainage system, of which is to provide grey water where suited, to non-potable services. The proposed dwelling will also harvest rainwater of which it is the design intention to align both systems, to fully benefit from the renewable technology.

7 Design approach

The proposed replacement dwelling and associated scheme, of which the applicant seeks outline planning approval is designed with a significant architectural intent and uniqueness, however whilst maintaining and complementing the form of the site and the immediate local area. The replacement dwelling and associated outbuildings is sized and scaled appropriately with regards immediate neighbouring properties.

The proposed dwelling design will utilise part traditional construction, with a light weathered facing brickwork, supported by a steel frame structure, the roof finish will consist of a Green rating A+ zinc seam system. The barn refurbishment will adopt traditional building methods and restore the barn to usable and habitable space.

The proposed replacement dwelling and associated will include several further renewable and sustainable technologies, such as air and or ground source heat pumps, aesthetic Bi PV roof integrated solar system will be placed within the proposed standing seam roof finish, which will complement the architectural statement and intent of the replacement dwelling, while also delivering a large discreet energy producing array, with minimal impact to the external environment.

The glazed gable elevations overhang aspect, have been designed to reduce visual impact, offer privacy and have been sized/positioned following a solar study. It should be noted that all fenestrations, will have solar film applied where necessary and have been deliberately sized and located following the results of the above-mentioned solar study and with careful consideration given to avoid any direct overlooking or loss of privacy of neighbouring dwellings.

The prepared outline proposed design 'modern farmhouse' approach demonstrates the sites ability to conform with rural vernacular design, whilst meeting planning policy and achieving the applicants desire to construct a sustainable dwelling that creates a family orientated hub, with extensive amenity space.

8 Planning Policy

We have reviewed and observed the National Planning Policy Framework (NPPF) and the following relevant policies of the Braintree District Local Plan Review (2005), RLP2 and RLP56 and policies CS1, CS5, CS9 of the Braintree District Council Core Strategy (2011).

The current NPPF states that in determining planning applications for development, local planning authorities should consider the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development'; meaning sustainable development such as replacement dwellings should receive local authority planning approval support.

Therefore, applications of development located outside the defined settlement boundaries can no longer be refused solely on this basis.

Policy RLP2 requires new development to be confined within the development boundaries and village envelopes, of which countryside policies will be applied such as CS8 of which the proposed replacement dwelling has been designed to conform with said requirements, by the proposed design inclusion of multiple sustainable provisions.

Policy RLP56 advises on vehicular parking, of which the policy requires off street provision to be allocated, of which as mentioned earlier in the statement the proposed replacement dwelling retains private access and parking.

Chaseways is not located within any designated Flood Zones or within any special designation land.

Policy CS5 Development in the countryside details development requirements outside of town development boundaries and controls uses appropriate to the countryside, this policy is to preserve and enhance the landscape, biodiversity, and amenity of the countryside, of which the proposed replacement dwelling has observed by means of the improved siting of the replacement dwelling away from the natural dense hedge boundary, the proposed dwelling is visually more attractive and offers a far greater environmentally improved energy conscious solution.

9 Economic and Social Context

It is considered that the proposed replacement dwelling is sited in a sustainable location, by means of a replacement dwelling on an existing residential site and gaining further use from an existing dilapidated barn, also adds to the economical context.

The applicant is committed to contribute to the local area economy, by using locally sourced materials and contractors to deliver the proposed scheme.

10 Conclusion

The proposed replacement dwelling and associated scheme should be considered of architectural and environmental merit, which does not 'significantly or demonstrably' outweigh the clear advantage of the proposed scheme.

Furthermore, the proposals for the site would not result in over development of the existing site to the detriment of the spacious character of the surrounding area.

With respect of local authority planning policies described within this statement, the proposed outline application should be evaluated and seen to be in accordance with 'titled balance' in relation to sustainable development, stated within the NPPF.