

Abberley Design Ltd.
Architectural solutions

Design & Access Statement

Proposed extension

At

Forest House, Dunfield, Fairford, Gloucestershire, GL7 4HE

April 2021

Prepared by:

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1. INTRODUCTION

1.1. This statement has been prepared by Abberley Design Ltd., acting on behalf of the clients, Mr & Mrs P Nelmes to accompany a planning application for a two storey side extension.

1.2. This statement should be read in conjunction with the accompanying application plans and documents as outlined in the contents, appendices and drawing list page.

2. SITE LOCATION & SURROUNDING AREA / CHARACTER

2.1. Forest House is located to the north-west of the village road and forms the southern side of a pair of semi-detached late 20th century houses. A jointly used vehicular and pedestrian access is formed off of the north-west of the village road and has a shared parking / turning area. There are garden areas to the north-west rear of the properties.

2.2. The host building is of a typical late 20th century design form with flat roof outshots to the south-east of the building. To the south-west of the host building is a later constructed UPVC half-hexagon conservatory. To the south-east of the front elevation is a flat roofed double garage off of the shared vehicular access.

2.3. Dunfield is a village generally built alongside the village road and is a mix of historically earlier buildings with later new built buildings throughout the village. The dwellings normally have good sized gardens with well established boundaries utilising both indigenous and ornamental species including a variety of boundary treatments from fencing to walling. To the north of the village is agricultural land and just beyond that is Fairford airfield.

2.4. Aerial View



NB: For illustrative purposes only, Not To Scale

3. RELEVANT PLANNING HISTORY / PLANNING POLICY CONTEXT

3.1. Planning History:

- **Reference:** [14/00340/FUL](#) - Water Willows, Dunfield, Kempsford, Fairford, Gloucestershire, GL7 4HE
Proposal: Erection of first floor front extension
- **Reference:** [15/02673/FUL](#) - Spring Cottage, Dunfield, Kempsford, Fairford, Gloucestershire, GL7 4HE
Proposal: Removal of existing garage and construction of two storey pitched roof side extension
- **Reference:** [19/00703/FUL](#) - 3 Dunfield Cottages, Dunfield, Kempsford, Fairford, Gloucestershire, GL7 4HE
Proposal: Enlarge existing flat roof extension detached garage
- **Reference:** [19/00704/LBC](#) - 3 Dunfield Cottages, Dunfield, Kempsford, Fairford, Gloucestershire, GL7 4HE
Proposal: Enlarge existing flat roof extension detached garage

PRE-APPLICATION ADVICE

3.2. No pre-application advice was undertaken in this case.

PLANNING POLICY CONTEXT

3.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

3.3. The Development Plan policy context for the site and the surrounding area is provided by the adopted Cotswold District Local Plan. 2011 – 2031, adopted 3rd August 2018

3.4. The policies that are of relevance to this application are:

- Policy EN1 – Built, Natural and Historic Environment
- Policy EN2 – Design of the Built and Natural Environment
- Appendix D – Cotswold Design Code

National Planning Policy Framework

3.5. The National Planning Policy Framework (The Framework) was revised on 24th July 2018. The Framework sets out the Governments' economic, environmental and social planning policies for England and the details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.

3.6. The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means "approving development proposals that accord with an up-to-date Development Plan without delay" or "where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or ii) and adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole."

3.7. These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework, they are not criteria against which every decision can or should be judged. Planning decisions should play an attractive role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.

3.8. Paragraph 212 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.

3.9. Section 12 of the Framework provides context to design within planning. Paragraph 124 states *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.

Conservation Area, AONB & Green Belt

3.10. The site is not in any of the above areas.

4. PROPOSED DEVELOPMENT AND DESIGN APPROACH, LAYOUT, SCALE & ACCESS CONSIDERATIONS

4.1. This application is for a two storey extension to the side of the building.

Layout, Scale & Design

4.2. The building that is the subject of this scheme is existing and a two storey extension is proposed to the south-west of the building which includes for the removal of a UPVC conservatory. The extension will enhance the usable space of the building to create a large kitchen area attached to the current utility room to the south-east. It will also create a first floor bedroom 1 and bathroom, and also allow for the creation of internal works to create a further single bedroom.

4.3. The proposed drawings have taken into consideration the constraints and the opportunity of the site which shows that the proposal can be accommodated whilst providing a good quality design.

4.4. The extension has been carefully designed to be subservient in its ridge and eaves level and indeed the gable width footprint. This creates a shadow line from the host building to the original building. It also avoids the new reconstituted stonework being flush with the existing. The roof materials of the extension will match those on the existing building. We have also retained the chimney stack above the roofline which further underlines the subservient nature of the proposed extension.

4.5. The new windows will match the existing window designs with slide-a-side doors proposed to the north-west elevation.

4.6. The re-arrangement of the south-east elevation (front) includes for a new front door position into a new internal porch which will also include for a lean-to pitch roof over this element. The flat roof to the utility room would remain which is in effect set behind the existing flat roof double garage to the front of it. Clerestory windows are proposed to the south-west elevation, which avoids any overlooking to the adjoining properties whilst allowing light and ventilation into the building.

4.7. Amenity

The garden area to the property is maintained.

4.8. Amount

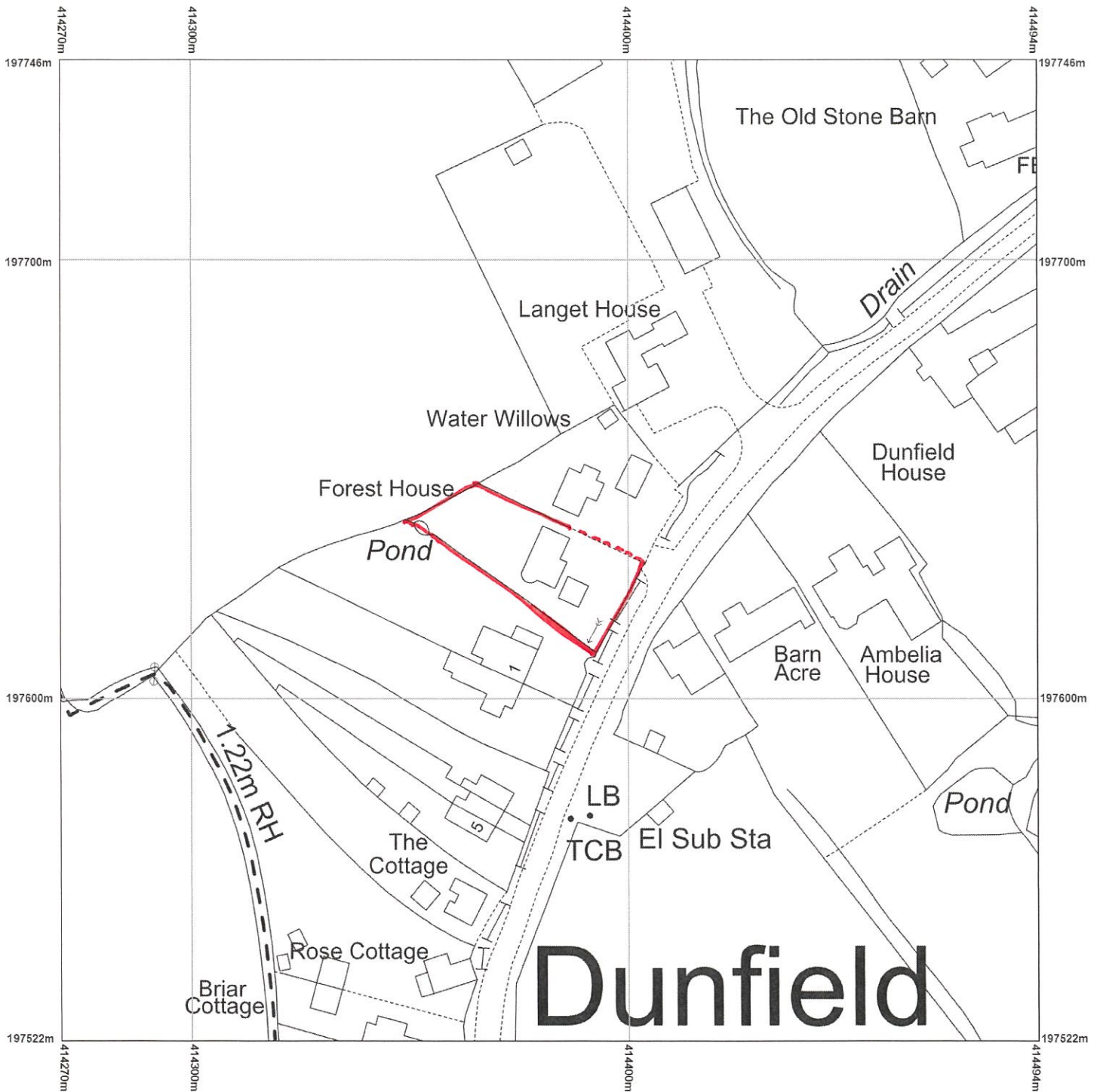
The proposal will retain the existing footprint of the extant buildings apart from the demolition of the conservatory. The extension proposed has a footprint of 28.97m².

4.9. Access & Parking

The scheme will utilise the existing private vehicular and pedestrian accesses to the site and retains the parking / turning area.

APPENDIX 1 – Site Location Plan

REF: 3 / 1 / 2021 – SLP



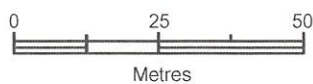
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Scale 1:1250



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APPENDIX 2 – Photomontage

Photograph 1 – View looking south-west showing part gable of existing building and existing front door position.



Photograph 2 – View looking north-west showing current window which is to be infilled to create the new front door position with a lean-to roof over.



Photograph 3 – View looking south-west showing part of flat roofed double garage with to the righthand side the position of existing utility room which is to remain.



Photograph 4 – View looking south-east showing rear elevation with conservatory to right hand side to be removed this is the position of the proposed two storey extension.

