

PLANNING JUSTIFICATION STATEMENT
RELATING TO
LAND TO THE REAR OF GRANGE FARMHOUSE,
CHURCH ROAD, HARGRAVE
ON BEHALF OF
MR & MRS C JONES

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1. Introduction

This Statement is prepared in support of the resubmission of a Full Planning Application for Mr & Mrs C Jones, in respect of the proposed erection of a single detached dwelling on land to the rear of Grange Farmhouse, Church Road, Hargrave. This Statement will set out the basis of the planning submission, and provide a supporting Planning Justification, with explanation of the changes that have been made to the scheme to address the concerns raised by the case officer in relation to the original application..

2. Hargrave

Hargrave is situated just north of the B645, and lies close to the Northamptonshire/Cambridgeshire/Bedfordshire border. Hargrave is approximately 5½miles west of Kimbolton and 6 miles east of Higham Ferrers. The village has a population of around 250 people, and is primarily a linear village centred on Church Road and Church Street.

All Hallows Church dates back to the 12th Century and the village was recorded in the Domesday Book as Haregrave.

3. Local Setting

The application site is situated on the southern edge of the village, and forms part of the curtilage of Grange Farmhouse, incorporating a range of outbuildings ancillary to Grange Farmhouse. The Property can currently be accessed off Church Road, via a private driveway shared with adjacent properties to the north which were formerly agricultural buildings associated with Grange Farm but which were converted into residential dwellings in the early 1980's, but also via a private driveway to the rear which comes off the B645. It is this separate access which will be used by the proposed development and represents the most significant change to the application as detailed below. This access was originally the main access to the property when it was a farmstead.

The nature and character of properties within the village is varied, including both modern and traditional. The properties immediately to the north retain a rural character associated with their former use as agricultural buildings and are laid out in a courtyard arrangement typical of a farmstead. These dwellings are built predominantly in brick under slate roofs and include both single and two storey built elements. Grange Farmhouse retains its position as a substantial property consistent with its former use as the main farmhouse in the range, and is a two storey building built in stone under a concrete pantile roof.

4. Site Description

The application site lies immediately to the rear of Grange Farmhouse and in line with The Old Granary, 3 Grange Farm, which is one of the converted former farm buildings lying to the north. The site is currently occupied by a substantial storage building built in around 2000 and used for storage purposes ancillary to the main dwelling. The building is of timber frame construction on a dwarf brick wall and is weatherboarded under a slate roof. The site is also occupied by a number of sheds and greenhouses also forming part of the curtilage of Grange Farmhouse. A double garage, also built in around 2000, and lying between the application site and The Granary is to be retained with Grange Farmhouse. The site has a sloping topography rising from east to west. As indicated above, the property is to be accessed from an existing driveway off the B645 which lies to the rear. This is a private driveway which will only be used by the proposed dwelling. The area of the site including the access drive is approximately 1700 m². A public right of way crosses the entrance at the point of access to the highway and this will remain unaltered.

5. Planning History

The existing storage building and garage were consented in November 2000 (00/00792/FUL) as part of a planning application which also included a two storey side extension to Grange Farmhouse.

This application is the resubmission of an application submitted in November 2020 (20/01358/FUL). The application was withdrawn in January 2021 as a consequence of concerns expressed by the case officer over access and parking arrangements and a need to assess the relationship of the proposed dwelling to neighbouring properties. This resubmitted application seeks to address those concerns.

Grange Farmhouse is not a Listed Building and the site is not within a Conservation Area

6. Development Proposals

This resubmitted application is presented in detailed form and accompanied by floor plans and elevations. The proposed development will involve the demolition of the existing store building and ancillary sheds and greenhouses and the erection of a new stand alone dwelling for occupation by the applicants. The Applicants have no desire to move away from Hargrave but recognise that their existing property may not be entirely suitable for them in old age, as the layout of the traditional farmhouse does not make accessibility easy and all bedroom accommodation is on the first floor. They therefore wish to construct a new dwelling within the curtilage of Grange Farmhouse which will meet their long term needs. One of the principal reasons for this application is that Mr Jones, has an eye condition which will ultimately result in him losing his sight. The overall design and layout of the accommodation will ensure a more convenient and accessible living space, for Mr Jones. The dwelling is also approximately two thirds of the size of the existing property reflecting a requirement to downsize in later life.

The design of the dwelling, which is illustrated on the plans accompanying the application, is little changed from the original submission other than some changes to the window detailing. It will have 4 bedrooms, with 3 on the first floor and one on the ground floor to provide flexibility for their lifetime needs. It is being built using the sloping topography, with height being respectful of the adjoining properties. The property is to be built in a traditional manner incorporating materials consistent with the character of the area, and incorporating elements of weatherboarding consistent with the existing building, which the new dwelling will replace. A palette of materials incorporating brick, slate and pantiles intend to reflect the character of a traditional farm style building which will remain subservient to the adjoining farmhouse.

In order to demonstrate the relationship between the new dwelling and neighbouring properties, sectional details are submitted showing the relationship with range farmhouse and The Granary.

The principal amendment to the application is that the dwelling will now be accessed from an existing driveway to the rear and an area of private parking for the dwelling will be set out, which is independent of any other property. The driveway will exclusively serve the new property and will include a vehicle turning area. The property will also have its own private amenity area to the rear. The access onto the highway will utilise the existing entrance and will be 4.5 m wide. Thereafter the driveway will be a minimum of 3.7 m wide along its length. The entrance has good access visibility and was historically the main entrance to the property when it was a farmstead. Its use as a private driveway serving a single residential dwelling will not represent a significant intensification of usage. It is crossed at its entrance point by a public

right of way but the limited use of the access will not give rise to any safety issues for users of that right of way.

The property will still benefit from a means of pedestrian access to Church Street via the existing driveway. This will be used by pedestrians to access the village and will be used to enable the occupants to present their bins on the public highway on waste collection days. This access can also be used by emergency vehicles and in particular is accessible for a Fire Engine to attend to an emergency at the property.

7. National Planning Policy

National Planning Policy is set out in the National Planning Policy Framework (NPPF) which was revised in July 2018. The NPPF sets out a presumption in favour of sustainable development. It also sets out the objective of *significantly boosting the supply of homes*, and states that *it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*

The NPPF also recognises that local authorities should provide for those who wish to commission or build their own homes and also acknowledges the need for specialist accommodation for the elderly.

8. Development Plan Policy

The Development Plan Policy for East Northamptonshire is predominantly set out in the Core Spatial Strategy which was adopted in July 2016. Hargrave is one of a network of small villages across the District where development *will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement* (Policy 11). Within the village *Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.* (Policy 11).

The Joint Core Strategy also acknowledges the role to be played by specialist housing for the elderly and custom build housing (Policy 30)

9. Planning Justification

The application site, is located within the village of Hargrave, forming part of the curtilage of Grange Farmhouse and within the built form of the settlement. This was not disputed when the original application was submitted. The proposed development is small scale, consistent with the Core Strategy approach to allowing small scale infilling within villages such as Hargrave. The main issues which this resubmission seeks to address is the relationship of the new property to existing and neighbouring properties and the need to ensure an acceptable and coherent means of access and parking for the new property.

The dwelling occupies the site of existing buildings and is partially screened from the property to the north (The Granary) by the existing garage which is to be retained with Grange Farmhouse. There is a distance separation of 15 metres between the northern elevation of the proposed dwelling and the end gable wall of The Granary. The property also faces on to the end gable wall of Grange Farmhouse with no opposing windows in habitable rooms. The

relationship between the two properties is shown on the two sectional drawings submitted with this application (Drg 20/43/7)

The dwelling has been designed to be in keeping with the traditional vernacular of a farmstead range, with the Farmhouse retaining its position as the dominant building and the proposed new dwelling adopting a more subservient design. The dwelling will be built into the slope of the site to limit its impact and overall scale. The choice of materials reflects traditional character, and introduces a palette of materials which offer interest as well as compatibility with existing built form. The proposal can be further assessed under the following headings:

Use

The land is already in residential use, forming part of the residential curtilage of Grange Farmhouse. Its use for residential purposes is therefore compatible with adjoining uses and as a site within the built up area of the village, residential development is appropriate.

Amount

The erection of a single dwelling is consistent with the Core Strategy which limits development to small scale infilling. The amount of development is also consistent with restrictions on the number of dwellings capable of being accessed off a shared private drive.

Layout

The proposed development is to be located on the site of an existing building and the overall arrangement of buildings will be similar to that which exists at present. The nature of built form in this part of the village will be largely the same, reflecting the historic nature and character of the area. The layout of the dwelling relative to neighbouring properties is such that there should be no overlooking or loss of amenity. Issues relating to the layout of car parking have been addressed through the access re-design and the provision of a new separate area of parking to the rear of the property.

Scale

The scale of the building is intended to be subservient to the principle dwelling being Grange Farmhouse. Whilst larger than the existing storage building which is being replaced, the overall scale of the new dwelling is intended to be similar and the slope of the land will be utilised to minimise impact.

Landscape

The development will not result in the loss of any existing landscaping on what is a pre-existing built site. The opportunity exists to carry out new planting within the garden area as an enhancement.

Appearance

The design of the dwelling is intended to reflect the traditional vernacular of rural buildings typical for the area using a palette of sympathetic and traditional materials, including weatherboarding.

Access

The property will be accessed off an existing access drive to the rear, which was originally the main entrance to the former farmstead. The existing entrance point will be slightly widened to 4.5 m to meet highway requirements and the driveway will be a minimum 3.7 m wide along its length. The entrance and driveway will be exclusive to the new dwelling and the scheme makes provision for adequate private parking and turning facilities.

10. Conclusion

The proposal involves the development of a single dwelling within the built form of the village consistent with Planning Policy which directs development towards small scale infilling. The dwelling is intended to meet a specific need of the applicants and will represent a custom build involving accommodation designed for lifetime needs.

The dwelling has been designed to be sympathetic to its surroundings using materials compatible with the setting. The orientation and layout of the development will ensure that there is no loss of amenity for neighbouring properties and access will be via an existing private driveway which will be exclusive to the new dwelling. The further detail submitted with this application has addressed the concerns raised in connection with the earlier original scheme.