

Ref: Armstrong

Planning Design and Access Statement
Site : Woodstock House Ewen
Proposal : Proposed Erection of Cart Lodge

This report considers matters relating to the proposal to erect a Border Oak 'cart lodge' outbuilding to provide parking and electric charging for 2no. cars at Woodstock House Ewen for which a planning application has been lodged with Cotswold District Council for consideration.

THE SITE & IMMEDIATE SURROUNDINGS

Woodstock House is a relatively recently completed Border Oak dwelling built in the grounds of Barnstone (lying to the east of Woodstock House) for which planning permission was granted in September 2018 under planning reference 18/01656/FUL. Access to the dwelling is provided via a long driveway off the main road also serving the dwellings of Barnstone, Ewelme and Three Ways. Woodstock lies at the western end of the driveway with a gated entrance set within a traditional Cotswold stone wall.



1 - Garden Elevation of Woodstock House



2 - Access drive serving Woodstock House
Barnstone, Ewelme and Three Ways

3 - Gated entrance to Woodstock House at the western end of the access drive



A further new dwelling, Ewen Barn, with detached garage is currently under construction and nearing completion to the west of Woodstock House in what was the rear garden of a dwelling known as The Paddock, approved under planning reference 18/02751/FUL. The access drive to this new dwelling runs immediately north of Woodstock House, over agricultural land and runs parallel to the drive serving Woodstock, Barnstone, Ewelme and Three Ways. The two drives are separated by a wall (as shown in photo 2 above) for much of their length. The front curtilage and forecourt of Woodstock House is, however, separated from the driveway to Ewen Barn by a tall well established hedge (see below).



4 & 5 - Views west (left) and east (right) along the access drive to Ewen Barn showing hedge/tree boundary with Woodstock House



6 & 7 - Hedge/trees surrounding front forecourt of Woodstock House as seen from Ewen Barn to the west (left) and from inside the forecourt of Woodstock House (right)

Woodstock House, Barnstone, Ewelme, Three Ways and Ewen Barn mark the end of the built development to the north side of Ewen. Beyond lie open fields and sparsely developed rural countryside. Travelling towards the application site from the north along the road linking the A429 with Ewen, well established hedgerow field boundaries and verges generally screen views of the built edge to the settlement until in close proximity to it. Long distance views can really only be achieved at high level above hedgerow height (see photos below). Arrival at the settlement from this road is marked by the two driveway entrances and the appearance of traditional Cotswold stone boundary walls.



8 & 9 – Views towards the application site on approach to Ewen with the rooftops visible



10 & 11 – Views towards the application site taken from high level above the roadside hedgerow field boundary – the timber gables of newly erected Ewen Barn visible

BORDER OAK

Border Oak, an award winning company based in Herefordshire, has an established reputation for producing exceptional bespoke oak framed buildings of high quality design and construction which respond to and sit comfortably within their environment, as is evident from Woodstock House, a Border Oak dwelling.

The very nature of the oak framed buildings lends themselves to rural areas, villages and small settlements within open countryside sensitive to change, including within locally and nationally designated landscape areas.

To ensure a high quality building in keeping with the existing dwelling and sensitive to its setting the applicant is working with Border Oak to provide a low-key 'cart lodge' to sit within the forecourt of Woodstock House to provide undercover parking and electric charging points for 2no. cars. The relationship of the building to both the existing dwelling and its rural surroundings have been given full and due regard in the development of the proposals.

It should be noted that the existing integral garage to Woodstock House provides for only a single car parking space, insufficient to meet the needs of this family house. The new 'cart lodge' would allow the existing integral garage to be used for electric bike storage and charging and storage/workshop space ancillary to the enjoyment and maintenance of Woodstock House, particularly in the absence of any other form of ancillary storage/garden building to meet the everyday needs of the dwelling.

Examples of Border Oak bespoke garage/parking outbuildings are shown below.



8 – 12 Examples of bespoke Border Oak cart lodge/garage outbuildings

This report should be read in conjunction with the Border Oak drawings T.1720.3K T.1720.4 and T.469.B

EWEN AND KEMBLE PARISH & THE KEMBLE AND EWEN NEIGHBORHOOD DEVELOPMENT PLAN

Woodstock House lies to the north of the small settlement of Ewen, a non-Principal settlement as defined in the Cotswold District Local Plan 2011-2031 (CDLP). The site sits within the parish of Kemble and Ewen, Kemble being the larger of the two settlements lying to the west of Ewen and identified as a Principal Settlement in the CDLP. The property lies within the Ewen Conservation Area, the boundary of which is contiguous with the north and west boundaries of the site with neighbouring property Ewen Barn and its access driveway, and is within the Kemble and Ewen Special Landscape Area.

In October 2015 Kemble and Ewen Parish Council was successful in its application to Cotswold District Council (CDC) to designate the Parish as a Neighbourhood area and, in May of this year, 2021, The Kemble and Ewen Neighbourhood Development Plan (KENDP) was made/adopted. This now forms part of the development plan for the designated Neighbourhood area and provides locally specific policies and site designations to complement the policies of the CDLP adopted in August 2018.

The KENDP states that Kemble and Ewen parish retains a strongly rural feel and intimate connections with the surrounding countryside. One of the key planning issues in the neighbourhood area was identified as the need to ensure that new development is of good quality design so that it retains the area's distinct character and identity. Policy KE7 'Kemble and Ewen Design Guide' states that development consistent with policies in the KENDP and CDLP will be supported when they accord with the Kemble and Ewen Design Guide.

Policy KE11 'Landscape' states that development should protect views and vistas from significant detrimental impact. The policy seeks to ensure that the landscape assets and views around the villages are appropriately protected. Part of the neighbourhood area is designated as a Special Landscape Area and CDLP policy EN6 states that development will be permitted provided it does not have a significant impact upon the special character and key landscape qualities of the area.

KEMBLE AND EWEN GENERAL DESIGN CODE

New development is expected to comply with the Cotswold Design Code in all aspects of design ensuring that proposals are of a design quality that respects the character and distinctive appearance of the locality. The objective of the Kemble and Ewen General Design Guide is to preserve and enhance the village character requiring design of new developments to be informed by the wider context rather than viewed in isolation.

The Design Guide identifies development in Ewen to take the form of ribbon development along its main streets with closed streets stemming from it. The driveway access serving Woodstock House, Barnstone, Ewelme and Three Ways is identified as one of these stemming pockets of development where Woodstock House is now the termination point closing the street.

The Design Guide has a number of general principles to be considered in the design of new development. These include:

GP09. Use of trees and landscaping – A characteristic of Kemble and Ewen is the strong boundary features of front gardens created by trees along with hedges and walls;

GP10. Manage car parking – Providing sufficient car parking to meet the needs of the residents and visitors without negatively impacting the character and appearance of the area and ensuring parking doesn't dominate the street scene. For on-plot car parking the Design Guide suggests that parking should not dominate the building frontage but should also be clearly visible from windows and entrances to provide informal surveillance.

It states that integral garages should be avoided and that paving materials should complement and respect the main building. Of note it states that provision should be made for electric vehicle charging and that cycle storage is sensitively integrated into a scheme to avoid dominating the front elevation of any building working on the basis of one cycle space per bedroom.

The Design Guide provides guidelines to inform new development and works to existing dwellings. New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of surrounding developments. Ewen's unique characteristic is the way in which the countryside permeates the village. As such new development should not infringe upon the countryside. Policy KE02 'Setting and Views' makes clear that views should not be significantly harmed and that the landscape should dictate the location of buildings in order to preserve the landscape character.

THE PROPOSED SCHEME

The existing integral single garage at the eastern end of Woodstock House doesn't meet the needs of this 4-bed family house in terms of car parking, bicycle storage, vehicle charging points and ancillary storage typical of a house and garden of its size.

The proposal is to erect a high quality, low-key Border Oak 'cart lodge' within the large open forecourt of the house to allow undercover parking and electric charging points for 2no. cars. The existing integral garage would be used for bicycles and general storage ancillary to the main dwelling.

The proposed cart lodge would be consistent in design with the main dwelling of Woodstock House. The timber boarded finish reflects timber boarded elements of the main dwelling, complements the neighbouring development of Ewen Barn and respects the rural countryside setting of the property. Roof pitches would be consistent with one another.

The nature and size of the proposed structure is such that it would not dominate the forecourt and would be provided with the natural surveillance from the dwelling.

Lying at the end of one of the closed streets stemming from the main road identified in the KENDP, Woodstock House acts as a visual 'stop end'. Its gated access at the end of the access driveway effectively closes off the 'stemming street'. The cart lodge would not be readily visible above the electronic entrance gates which remain closed except when in use. However, even when open the cart lodge will simply provide the visual stop-end to the driveway otherwise provided by the gates.

The front forecourt has been set level with Woodstock House. As such, the ground level at the northern and western boundaries of the site with Ewen Barn and its access drive are significantly higher. The strong boundary hedge feature surrounding the front forecourt of Woodstock House would therefore provide excellent screening for the cart lodge, soften its appearance and significantly minimise its impact when seen from outside the site from the wider context (See submitted drawings).

Long distance views of the proposed cart lodge would be limited. What little of the building that would sit above the strong boundary hedge feature would be seen against the backdrop of existing buildings, particularly Ewen Barn and its detached garage.

PLANNING POLICY

The submitted application must be determined having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the area comprises the CDLP to 2031 and the Kemble and Ewen Neighbourhood Development Plan recently adopted in May of this year, 2021.

The National Planning Policy Framework (NPPF) first introduced in 2012 was revised on 19th February 2019. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development although this presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission would not usually be granted.

The policies and objectives of the KENDP and CDLP have been taken fully into account. It is considered that the proposed scheme satisfies both local and national planning policy.

PLANNING CONSIDERATIONS

Having regard to the proposed development and the planning policy context the main planning considerations for the determination of the application relate to the acceptability of the proposed cart lodge in terms of its design, use and relationship to surroundings buildings and landscape.

The proposed Border Oak cart lodge outbuilding is excellent in its design and palette of materials and would sit comfortably alongside the existing dwelling and within its rural context. Its position would not give rise to any adverse environmental or visual impact on the form, character or setting of the area and would not encroach into the surrounding countryside.

It would meet the parking needs of the dwelling in a manner consistent with the KENDP and Kemble and Ewen General Design Guide.

CONCLUSION

It is considered that the proposal to erect a high quality Border Oak timber boarded cart lodge would meet the requirements of the development plan and the NPPF.

The development would allow for the parking and charging of vehicles undercover and can easily be accommodated without adverse impact on the existing property or the wider rural area and it would blend easily into its landscape setting.