



DESIGN AND ACCESS STATEMENT

Proposed Single and Two Storey Extensions to:

Holly Cottage,
Thorrington Road,
Great Bentley,
Colchester,
Essex,
CO7 8QP

For: David J. Black & Sons

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1. INTRODUCTION

This document has been prepared to support proposals for a single and two storey extensions at the property Holly Cottage, Great Bentley, Essex.

Holly Cottage is residential property, erected as a residence for a permanent agricultural worker. The property was granted outline approval in 2006 under reference 06/00430/OUT with reserved matters later granted in 2008 under reference 08/01231/DETAIL.

The property, erected around 2009 has been in permanent occupation by a Agricultural worker solely employed by Hill House Farm. The individual's role within the agricultural business has grown to the level of Farm Manager and their personal circumstance requires a greater level of domestic accommodation to support their growing family and be commensurate with their role.

The proposals are comprised of a single storey and two storey extensions to provide increased living accommodation and bedroom accommodation to suit the farm worker's needs.

The additional accommodation to be provided includes:

- Utility
- Boots
- Family room
- Dining Room
- Master bedroom

2. SITE CONTEXT

Holly Cottage is a two storey dwelling of traditional form and architecture. The building is set to the west of the Hill Farm principal access and form part of the overall Hill Farm building complex.

The site is identified on the aerial image below. To the east of the property is Hill House Farm, to the north east and north of the building are agricultural buildings and hard standing areas associated with the farm operations; to the west is paddock land and arable fields beyond.

Holly Cottage and Hill Farm are accessed off Thorrington Road, which provides connections to Great Bentley village to the east and towards Thorrington to the west.



2. SITE CONTEXT



View from drive looking north west



Rear elevation looking north east

3. PLANNING

The relevant planning policy to the proposals detailed within this statement is contained within the Tendring Local Plan as HG18 and notes:

Policy HG18 – Permanent Dwellings for Agricultural Workers Outside the defined settlements, new permanent dwellings for agricultural or forestry workers will only be granted planning permission if:

- i. there is a proven need for the dwelling to be located within the relevant agricultural or forestry unit as demonstrated by the applicant through both a “functional” and “financial” test*;*
- ii. the applicant is able to demonstrate that the size of the proposed dwelling is commensurate with the functional requirement of the agricultural unit and that the monetary income from the enterprise is able to sustain the cost of building and maintaining the dwelling;*
- iii. the enterprise has been carried out for a period of at least three years prior to the date of the planning application; and*
- iv. alternative accommodation, which would also meet the functional requirements of the enterprise, is not available.*

Where dwellings meet the above criteria, the following detailed considerations will apply:

- i. the size, siting and design must minimise the impact of the new dwelling upon the open countryside and landscape; and*
- ii. the new dwelling should utilise existing accesses from the public highway.*

The Council will impose planning conditions to restrict the occupancy of the dwelling to agricultural or forestry workers

The proposals detailed within this application relate to an existing dwelling with a planning condition restricting occupancy to a permanent agricultural worker. The proposals seek only to provide additional accommodation for the agricultural worker and the restriction on occupancy shall remain.

The dwelling has been occupied for approximately 10 years by an agricultural worker as part of the Hill Farm operations, this justifies the continued need. The increase in accommodation is to suit the need for family accommodation and to provide a dwelling commensurate with the more senior position taken by the occupant.

By providing additional accommodation, this shall sustain the continued use of the dwelling, negating the need to seek alternative accommodation for the farm worker.

All other criteria have been satisfied by the original consent relating to the dwelling.

4. USE AND AMOUNT

The existing use is C3 residential (For Permanent Agricultural Worker), with the proposals retaining the this use. The proposals seek to provide supplementary accommodation for the dwelling.

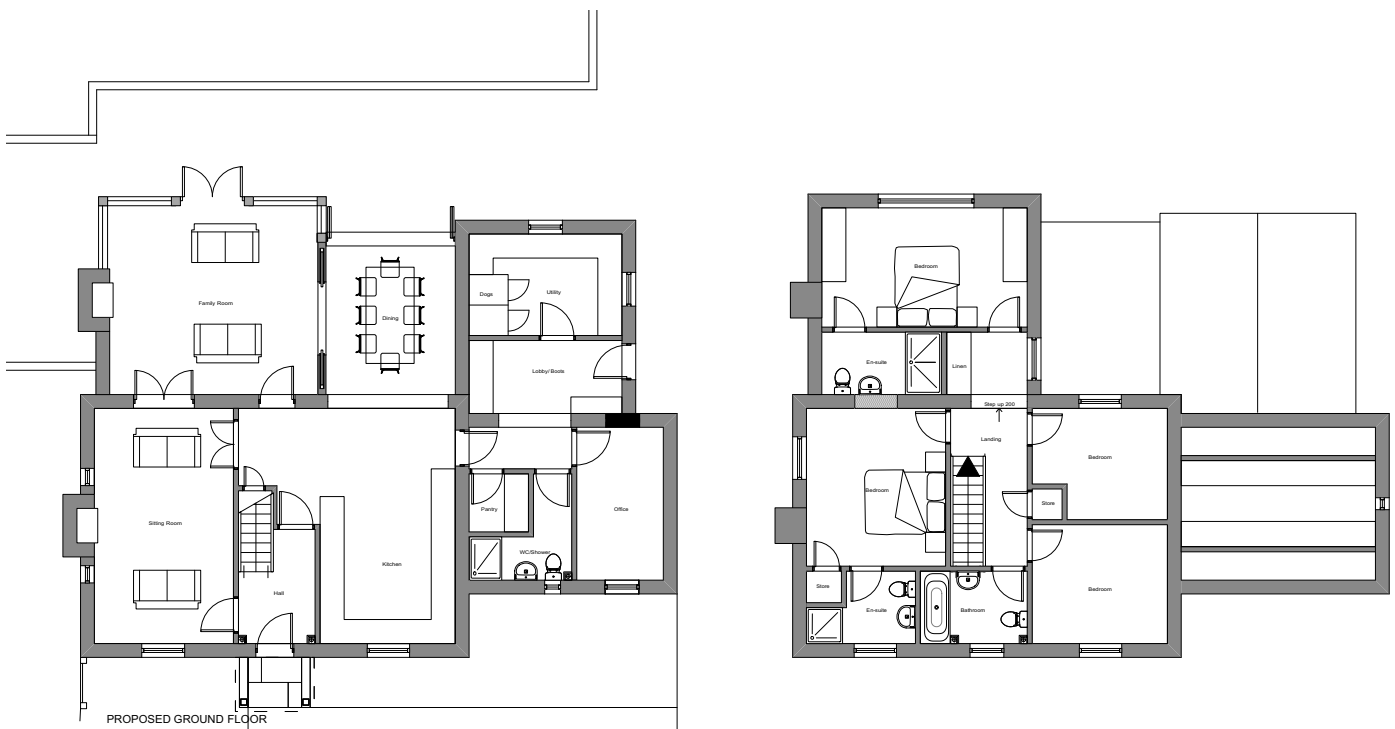
The amount of accommodation is identified on the proposed floor plans

5. LAYOUT

The layout of the proposals has been carefully considered to develop traditional forms appropriate for the vernacular and reflective of the host dwelling's character.

The ground floor accommodation has been arranged to the western elevation and provides additional living accommodation suitable for a growing family and benefits from views, natural light and solar gain to the west.

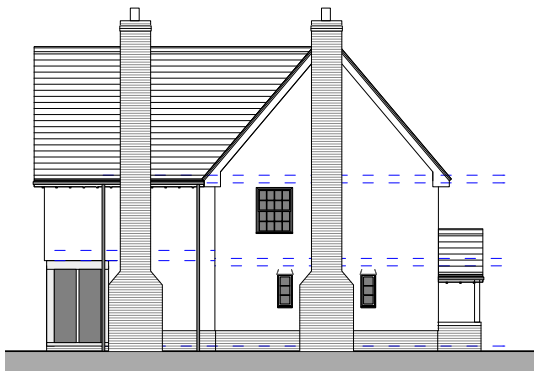
The first floor accommodation has been reconfigured slightly to allow a new master bedroom to be provided over the new family room. This provides a total number of 4 bedrooms on the first floor.



6. SCALE AND MASSING

The scale of the proposals draws reference from traditional Essex farmhouse architecture and acknowledges the Essex Design Guide in respect of gable proportions and massing.

The extensions remain subservient to the host dwelling with ridge heights below the principal range. The massing is sited to the rear of the property, maintaining the polite formal principal elevation while reflecting the architectural detail of the host building.



7. APPEARANCE

The appearance of the proposals reflects the materiality of the host building and the broader context.

Elevations shall be rendered to match existing over a red stock brickwork plinth. The roofing shall be plain tiles to match existing with shallow pitched roof structures finished in lead and patent glazing.

At ground floor, the family room will incorporate green oak framing, reflective of traditional farm-house construction.



PROPOSED WEST ELEVATION

8. LANDSCAPING

The proposals have no broad landscape impact and landscaping shall be limited to the reconfiguration of hard standing around living accommodation to the west.

9. ACCESS

The proposals do not affect the existing pedestrian or vehicular access to the dwelling.