



# Planning Statement

## Erection of an Agricultural Workers Dwelling

Badley Hall Farm  
Badley Hall Road  
Great Bromley  
Essex  
CO7 7UU

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# 1. Introduction

- 1.1. This Full Planning application has been submitted on behalf of Mr K. Robinson in support of the proposed agricultural workers dwelling at Badley Hall Farm, Badley Hall Road, Great Bromley, Essex, CO7 7UU.
- 1.2. This application follows a previously approved agricultural workers dwelling, under planning application 19/01050/OUT that remains extant, and subsequent Reserved Matters application 19/01912/DETAIL.
- 1.3. This current application is being submitted in Full as the red line boundary for the outline planning consent was drawn incorrectly, and due to a mapping error, that unintentionally proposed development on the current menage. The approved design is also not functionally suitable for the occupants, and new design approach is now required.

## 2. Planning Considerations

### **Proposed Development**

- 2.1. This application seeks full planning permission for an agricultural workers dwelling. The principle of development was established under planning application 19/01050/OUT.
- 2.2. The approved dwelling under planning application 19/01050/OUT is intended for Mr and Mrs Robinson's daughter, Becky, who works full time at the farm. Since that application, Becky has had a baby. The approved dwelling under planning application 19/01912/DETAIL is not suitable or big enough for a small and growing family.

### **Design and Layout**

- 2.3. Policy QL9 of the local plan considers the design of new development. This policy states that all new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Policy SPL3 and LP4 of the emerging local plan take a similar approach to the design of new development.
- 2.4. The following paragraphs will describe the proposed design approach, and demonstrate how these policy requirements are met.

#### Use and Amount

- 2.5. The proposed scheme seeks a one and half storey, 2-bed dwelling, that has flexible internal spaces to support the running of the farm and a household.

#### Layout

- 2.6. The proposed dwelling is located adjacent to the menage. This was the intended position

under applications 19/01050/OUT and 19/01912/DETAIL, however those applications used out of date OS mapping that failed to take account of the current menage. Inadvertently, the approved dwelling would have been sited on the menage itself.

- 2.7. The application site is now located immediately to the north of the farmyard and menage. This close operational relationship will enable the effective operation, welfare management and security of the livestock and farm machinery in the adjacent buildings.
- 2.8. The internal layout of the proposed dwelling has been carefully considered to meet the needs of Mr and Mrs Robinson's daughter and the needs of the farm. Specifically:
  - The ground floor will contain a kitchen / dining space and a separate living room. Given that Mr and Mrs Robinson's daughter works unsociable hours on the farm, and is also raising a young family, it is important that the building has spaces to support her personal amenity and well-being and separate home life from her working farm life.
  - The ground floor also contains a large utility and dog room. This space is for the working farm dogs that support the farming activities on site. The dogs require a well-ventilated area with sufficient circulation space in which to relax.
  - This utility and dog room would also have the function of being the main entrance and coat and boot room for Mr and Mrs Robinson's daughter on her return from working on the farm. It will act as a space that allows her to separate the rest of the home from the farm activities.
  - The ground floor will contain a shower in the WC to provide convenience and ease to allow a wash straight after working on the farm, without bringing mud etc into the home.
  - The first floor will be much smaller in floor area and will contain just two

bedrooms and a single bathroom. This is proportionate to the needs of Mr and Mrs Robinson's daughter.

#### Scale and Height

- 2.9. The proposed dwelling will be part single storey, and part chalet building, with a height of up to 6.7m.
- 2.10. The building will be predominantly single storey, with the bedrooms set within the roof, along the roof span that runs in a north-south alignment.

#### Appearance and Materials

- 2.11. The proposed dwelling has been designed as compatible with the surrounding area and context by adopting the following characteristics:
- **Elevations** – The front elevation will appear as a forwarding facing gable, with a single storey side return. This varied arrangement is characteristic of a rural cottage.
  - **Windows** – The dwellings will contain windows of varying size at the ground floor and dormer windows at the first floor. The informality of this window arrangement adds the appearance of a rural cottage. The windows are panelled to provide additional detailing in the elevation, but also respond to the rural location.
  - **Doors** – The front door will be articulated through the use of a gabled porch. This feature, together with the use timber doors, will add to the rural cottage appearance.
  - **Materials** – The elevations will be finished in brick, with slate for the roof.

## 3. Planning Balance

- 3.1 The proposed scheme seeks full planning permission for the proposed agricultural workers dwelling at Badley Hall Farm, Badley Hall Road, Great Bromley, Essex, CO7 7UU
- 3.2 This Planning Statement has demonstrated that the proposed scheme would comply with the Council's adopted and emerging planning policies, and would sit comfortably within its setting. Therefore, in accordance with the presumption in favour of sustainable development in the NPPF, it is requested that planning permission is granted.