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HEAA2/7.0/nw

Dear Sir/Madam

NEW OUTBUILDING TO PROVIDE GARDEN STORE AND HOME GYM

2 CHAPMANS LEA, ASTON ABBOTTS, AYLESBURY, BUCKS, HP22 4LQ

Please find enclosed our completed application forms together with a copy of the application drawings.

This application is for a new single storey outbuilding in the garden of no.2 Chapmans Lea, Aston Abbots. The proposed building will provide secure storage for the Applicant's ride-on lawn mower and an adjacent home gym / exercise room.

Site Description

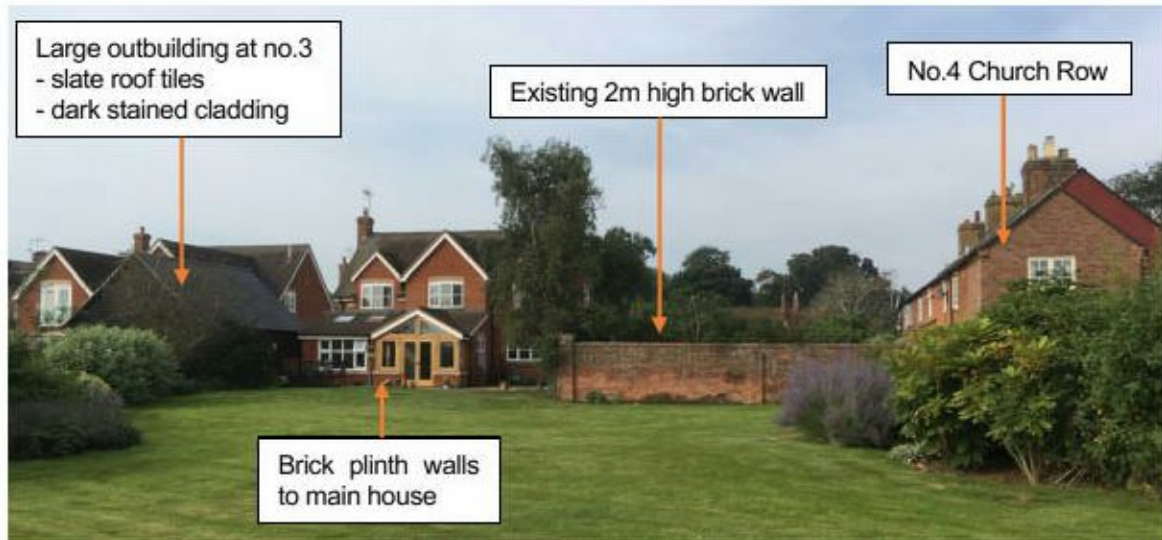
The application site is a modern, two storey dwelling with a detached garage and large rear garden built in 2005. The Aston Abbots Conservation Area boundary cuts across the application site therefore the designs and materials have been very carefully considered to both compliment and reflect the character of the surrounding rural area.

The applicant was granted planning approval in 2011 (ref: 11/01792/APP) for change of use from agricultural land to residential garden, effectively extending the original residential garden by 20m to infill and align with the rear boundaries of neighbouring plots. This planning approval was granted on condition that Permitted Development Rights were removed, in order to control the future erection of buildings, structures or means of enclosure on the site. The proposed modest outbuilding has been designed and sited to ensure it does not cause any harm to the semi-rural character and appearance of the area and does not have a detrimental impact on the privacy or amenity of neighbouring dwellings.

Design principles

The proposed outbuilding is located adjacent to an existing 2m high brick wall. This wall and mature vegetation provides significant screening, a solid backdrop and - alongside the houses on Church Row - a wider context of built development when looking back from the far end of the garden. The size of the outbuilding has been limited to ensure it does not extend further out towards the open countryside than the existing adjacent buildings on Church Row. This careful siting ensures the proposed outbuilding would not cause harm to the character or appearance of the Conservation Area or AAL.

The outbuilding is a single storey structure with a pitched slate tiled roof and dark stained timber weatherboard cladding, matching the materials of the much larger garage building at no.3 Chapmans Lea. The proposed outbuilding also includes a low brick plinth wall, referencing the form and style of the main dwellinghouse and the materials of the adjacent Church Row properties. The proposed outbuilding is clearly a subservient, ancillary and functional structure, comfortably located within the line of nearby buildings and does not challenge or blur the boundary between residential land and open countryside.



Above: site photograph showing the existing context and existing outbuilding at no.3 Chapmans Lea



Above: 3D model image of the proposed outbuilding

Design principles continued...

The proposed pitched roof has been hipped on the end closest to no.4 Church Row and is set 2m away from the boundary to reduce visual impact. There are no rear or side facing window openings looking towards no.4 Church Row or their gardens ensuring the neighbour's privacy and amenity is not detrimentally affected.

A small area of paving is proposed directly outside the new bi-fold doors and aligns with the end of the existing brick wall. This is linked back to the main house and patio by a small stepping stone pathway.

Relevant nearby development

As shown in the previous site photo, there is a much larger existing double garage with integrated store room at no.3 Chapmans Lea than what is being proposed here. The existing outbuilding at no.3 was granted planning approval as part of the original Chapmans Lea development and contributes to the built context within which this new much smaller outbuilding will be viewed.

20/01867/APP – Construction of an outbuilding to be used as a home office 5 Humphreys Close, Aston Abbotts (approved 20th August 2020)

This recently approved planning application was for a similar new outbuilding near to the Application Site. 5 Humphreys Close had also extended their residential garden area approx. 10 years ago following a change of use application from agricultural land with the condition that Permitted Development Rights were removed. This approved outbuilding is located within the new 'extended' area of garden.

There are a number of other agricultural structures, barns and stores within the nearby fields therefore the proposed outbuilding would not look unusual or unexpected in the context of the wider landscape.

The modest scale and choice of materials will allow it to blend in and will not harm adjacent neighbour's privacy or amenity or the wider Conservation Area and AAL. As such it is requested that you support this application for approval.

Yours sincerely,



James Reynolds