

# **Hunnaball Design & Technical Services**

## **Planning Statement** **Design and Access Statement**

### **PROPOSED ADDITIONAL DWELLING FOR APPLICANTS FAMILY, PART OF EXISTING RESIDENTIAL GARDEN**

**REF: DA/MH/2021**

#### **Date**

30th August 2021

#### **Address of Development**

Oak Piggeries  
Waltham Road  
Terling  
Essex, CM3 2RB

#### **Description of Development**

Proposed additional dwelling for applicants family, together with related cart lodge for vehicle parking and improvements to existing highway access to form improved shared access together with demolition of unsightly 361sm dilapidated redundant former store building and similarly unsightly 27.5sm storage building to facilitate the proposal sited adjacent to existing dwelling.

#### **Sustainability**

The proposed building is planned and aimed to be totally "green"neutral carbon friendly obtaining the vast majority of it's power from below ground heat pump and solar energy. The dwelling will be insulated to optimum levels and super efficient glazing thereby a small demand for power.

There will be a sustainable approach to surface water by the use of a water harvesting system allowing non-potable water to be reused effectively, minimising demands upon mains services.

With the proposed use of a bio-aerated sewage treatment plant sized for both dwellings enables a pollution-free environment with discharge totally compliant with the Environment Agencies high standards.

## **The Site**

Terling a rural village located in Essex made up of residents of which 75% are retired, 24% are residents that work and 1% unemployed. It is a village that owes its origin to agriculture and the community related thereto supporting its growth from a hamlet to village over approximately 500 years.

The site is located South of the main village residential envelope created and adopted quite a few years ago, the site being a mere 40 metres away and located upon the Waltham Road. In fact local residents have always assumed, as the dwelling has been in existence since 1959 it was already within the envelope and have accepted it as such and it being part of Terling community for the last 62 years.

Overall the site is 0.74 hectare and formerly a family-run piggery business created in 1937 it being for 34 years part of Terling's rural business community, unfortunately due to changes towards larger piggery farming methods meeting an ever wider and growing consumer needs the Oak Piggeries had to cease trading in 1971, so sad after being integral to Terling the village for as mentioned 34 years.

Since 1971 the site has been residential use only, nature had taken over the piggery element on site. The applicant's parents passed away, the last being his mother in 2006 following which he and his family resided there including his daughters as a family. Since then the applicant has quite successfully overcome nature's zest and created a very pleasant site. It has exposed dilapidated-redundant buildings which are an eyesore and not in harmony with the landscape nor the village itself. It has however opened up the feasibility that has resulted in the current application to form a traditional family setting.

## **Use**

For residential use by the applicant's daughter and husband wishing to reside and raise their family there, in a clean environment rural setting with a village school and a village

community. Also in these days of diminishing social care Charlotte the applicants daughter will be hands on support just metres away to back up any social/medical services that are applicable when her parents are in that position.

### **Ammount**

- a) Proposed 3 bedroom dwelling and detached cart lodge for two vehicles
- b) Demolition of two redundant existing former agricultural related buildings amounting to 388.5sqm
- c) Curtledge of applicants land and existing dwelling 0.74ha
- d) Proposed new plot for dwelling 0.182ha
- e) A Laurel hedge partially visually acting as a defined boundary between dwellings
- f) Removal of one ash tree
- g) The existing and proposed dwellings both offer the same accommodation and are of similar floor area, the footprints differ slightly due to the existing being fully two storey and the proposed a mixture of two storey with single storey elements to reduce visual bulk and form therefore sympathetic with its immediate well screened surroundings and Terling village.

### **Layout**

The proposed dwelling is sited so as to reflect its rural setting ie. spaced apart enough to avoid the effect or impression of infill, set apart so as to still provide perfect access to the rear of the applicants land, set well behind the building line of the existing dwelling so as to avoid any physical change to the sites appearance to passers by but close enough that they relate to each other. It is the intention with the design and position that when matured the proposal will seem as if it had always been there.

The proposed scheme demonstrates how the relationship between the two dwellings has been created to reflect the traditional period village harmony not just placed there without thought as if it were a typical infill site.

### **Scale**

The scale of the proposed dwelling has been designed to reflect the pattern of similar street scenes within and around Terling and to relate well with the existing dwelling on site and the cottages only 40 metres away also located in Waltham Road. This traditional approach of 1.5 storeys relates to a very high percentage of dwellings within Terling being similar.

Consideration has been carefully applied to avoid visual dominance and over subservancy on site hence the ridge heights being identical and spacing between properties adequate to achieve visual balance and form.

## **Landscaping**

The whole of the applicants land and the plot relating to this application has an absolute wealth of trees species being indigenous, ornamental, fruit etc, shrubs abound and the site totally surrounded by established hedgerows comprising mixed hawthorn bushes and trees in a natural growth pattern. Upon the boundaries are many of trees screening the site from every aspect. A spectacular Oak adjacent to the sites access to the highway is to remain untouched, the only single tree it is proposed to remove is a single Ash tree.

New planting subsequently it is proposed to be minimal and the following is suggested :-

Specifically as a boundary but a soft natural visual element between dwellings. The Laure hedge depicted to curve towards the sites access stopping shortly after the building line of the proposed dwelling in order to aid vehicular movement, and turning to ensure all vehicles can exit the site in a forward direction.

2) A series of domestic fruit trees to the South and West visually notional boundaries of the proposed rear lawned garden.

## **Ecology and biodiversity**

Specialist assessment and report are attached as is an arboricultural tree survey drawing on advice from the specialist owl and bat boxes are to be installed strategically.

## **Appearance**

The proposed dwelling is designed to have a traditional Essex cottage feel whilst not wishing to be seen as an attempt to replicate, as periods have to be respected. However the materials suggested for construction are totally Essex based comprising :-

Roof plain clay peg tiles and half round clay ridges and hips

Walls a) black stained feather edge boarding affixed to battens upon masonry wall.

b) soft red facing bricks of historic texture bedded in hydrated lime mortar. c) windows timber framed double glazed to meet current carbon emissions for new dwellings

Tradition is the aim.

## **Access**

There exists an access onto Waltham Road which has been in use in its present form for 84 years and has proved to have been adequate, probably tweaks over the years such as granite sets laid to avoid gravel migrating onto Waltham Rd but still very adequate. This application although will obviously generate for a limited period a necessity for building materials though afterwards the traffic flow will vary very little from existing as it has and will stay a family access.

To that end it is proposed to cut back the front hedgerow and double the width of the existing access together with extending the granite sets crossing which has proved so successful. Apart from the obvious ease of access and egress it enables the existing vision splays to be naturally increased and improved providing gain.

## **National Planning Policy Framework**

The NPPF is an ongoing evolving document, a vital element recognising people, change, needs, democratic development control, sustainable communities amongst any others. As such it needs to be modified and updated to fulfill its required performance. To achieve this the document is regularly reassessed to maintain statutory needs. July this year 2021 only 2 months ago the revised NPPF was adopted, it now meets many varying additional needs one of which is rural communities and sustainability.

The proposed dwelling is upon a plot of land within a site which has been in its own right sustainable for 62 years, this fact in itself speaks for itself and the proposal. However sustainability for one dwelling is great but the LPA, the Parish Council and anyone of influence should realise that regeneration is vital to avoid the loss of English heritage. Surely someone or some persons of intelligence with influence would learn from medieval history to date and realise that regeneration is vitally needed now in Terling not in ten years time, not in five years time, NOW.

Whoever is responsible and loves Terling and wants to leave their impact upon the village act now, this application is just one small element in what should be a giant step for Terling.

The revised adopted NPPF is based upon a presumption of sustainability, regeneration, creating vibrant and healthy communities whether from scratch (land release, affordable housing) or regeneration of existing failing village or small town communities. If this not adopted in varying levels of intensity subsequent generations would have nothing.

values would plummet, amenities would disappear, Terling would be a failing museum. The first loss would be the local village school, the second other facilities pub, shop, the swimming pool even an effective democratic Parish Council the list could go on and on. Without a rising generation and parents that have a chance to live in Terling, Terling will die

This can be stopped, and stopped by proactive action now with Terling putting the pressure on and helping regeneration. The NPPF has laid foundations for regeneration lets build on it.

## **Siting**

As previously mentioned the village envelope apart from being a guide only and open to interpretation and positioning relating to an applications merit. That apart it seems odd that when the envelope was adopted there is the main envelope but with gaps around it then smaller envelopes away from the main encompassing either single dwellings or a tiny group of dwellings. It seems that the applicants site was somehow an oversight at that time as the criteria adopted for all the satellite envelopes was not applied to the applicants. This especially as when the last envelope was adopted Oak Piggeries had been long gone and was and is solely residential.

There is enough history of this family and its involvement in creating Terling itself, in this instance to allow a new dwelling upon the site even though it is marginally outside the adopted residential zone. The parish council published a vision for the village's future, a very proactive thing to do but 24% of those voting wished for more young families within the village. Their voices sadly were unheard, they need to be recognised as they are part of the community.

In many many ways they are the most important part of the community as they represent REGENERATION without it Terling will DIE

## **Summary**

The applicants do not wish to move as the Church and Istead families are Terling born and bred traceable back to the 18th century, being stalwart creative elements of "The Terling" as it is nowadays. Their ancestors having been proactive and partnered in its evolution and social moulding for centuries even providing infrastructure in use today, the applicants great great grandfather actually created Waltham Road himself. As a genuine founder Terling family they wish to have their family around them in a traditional Terling way and continue to be part of the Terling Community. Terling is where, they as

a family belong.

As mentioned the Parish Council have been proactive in many ways which is commendable, however as to the sustainability of Terling Village and the facilities it is rightfully proud of their current strategies are a recipe for community and village death. What is apparent in their report and frankly should have been their main concern is the future of the village, there was a total disregard to the sustainability and continued regeneration of Terling Village.

Terling can only survive if regeneration and sustainability are addressed, the first facility to disappear would be the Primary School as the student influx would diminish year by year as young adults will have been pushed out of the village leaving the 75% dominating retired majority in control which would increase to 100% as the wealthy retirees push out local inhabitants by making property only affordable to them. If they make it to the Parish Council one hates as a traditionalist what might happen.

The applicant David Church's great great grandfather was the farm bailif at Fairstead Hall he among many others including the Istead family members as previously mentioned can be traced back to the 1700's and all part of Terling, lots of members of their families have worked for the Rayleighs over the years on their apple and potatoe crops up until this day where the applicant is contracted to along with many Terling residents servicing their oil boilers. They are a community family of generations and wish their younger family could be also and be part of Terlings regeneration.

## **Sustainability**

The site has been a residential sustainable site for 62 years with it being complimented by all necessary support transport 10 minutes walk away and all services connected thereto and village amenities close by. The addition of an additional dwelling on site will not detract from that fact. However with the new dwelling a compliant sewage treatment plant suitable for two dwellings will be installed and the existing cesspool made redundant.

## **References**

Essex Design Guide as amended

Braintree District Council Policies :- RLP 8, 10, 90, CS5, CS9, SP6, LLP37, LPP50, LP55, SP1, SP2, LPP1, RLP49, RLP2, LPP50, LPP55, LPP37, RLP50, RLP56, CS7, LPP44, LPP45, RLP80, 81, 84, CS8, LPP68, 69, 70, 71, RLP63, 64, 87, LPP 73,78,46

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