

**ROGER COY  
PARTNERSHIP**

**Supporting Statement**

**Proposed Residential Development**

**At**

**Land adjacent 3 The Maltings, Chackmore**

**November 2021**



**ROGER COY  
PARTNERSHIP**

**BRICKNELLS BARN  
32 LIME AVENUE  
EYDON  
DAVENTRY  
NORTHAMPTON  
NN11 3PG**

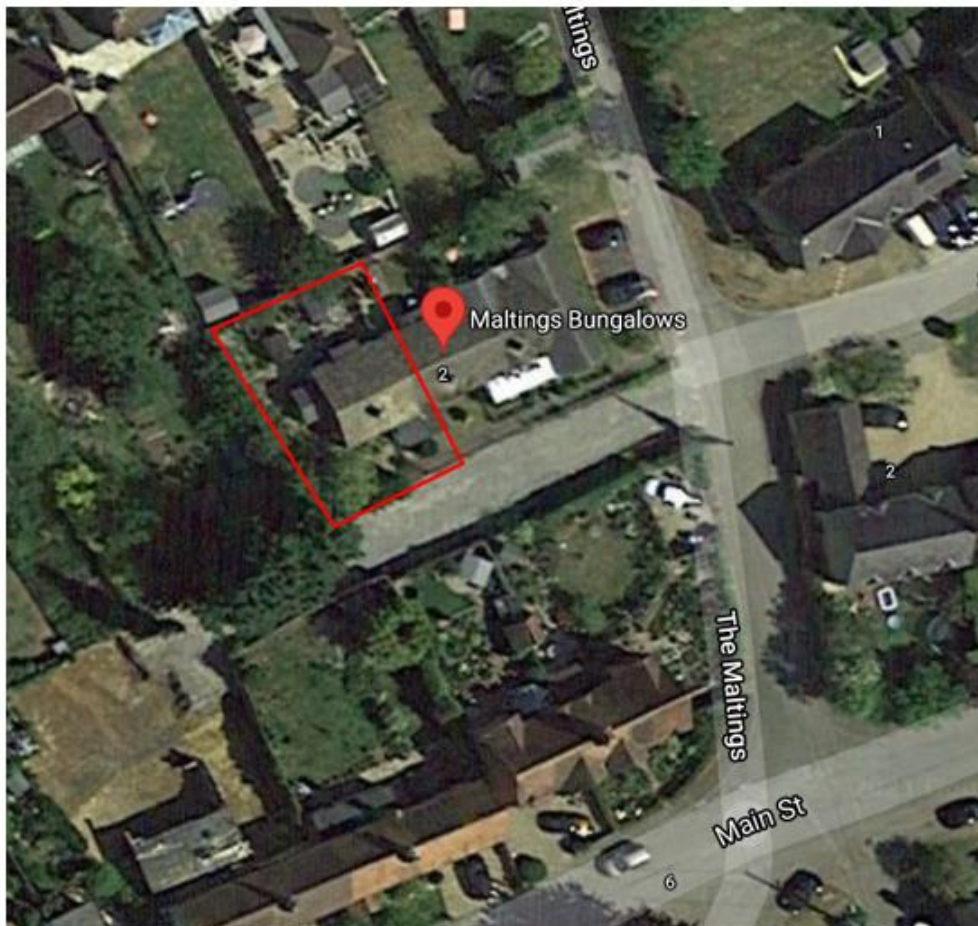
## 5262 – 3 The Maltings, Chackmore – Supporting Statement – November 2021

### 1 INTRODUCTION

- 1.1 This supporting statement has been produced by Roger Coy Partnership on behalf of the applicant, Mr Ashley Brown in connection with a Full Planning Application.
- 1.2 This site is located at land adjacent 3 Maltings Bungalows, Main Street, Chackmore, Buckinghamshire, MK18 5JH.
- 1.3 This Statement is supplemented by:  
Ordnance Survey Map: Drawing no. 5262/map  
Topographical and Building Survey: Drawing no. 5262/01 and 02  
Scheme Proposal(s): Drawing no. 5262/20A

### 2 THE SITE

- 2.1 The site is located within the developed confines of the village of Chackmore and is identified on the below Google Earth image. The site is wholly within the applicant's ownership, who also owns the private access track serving new dwelling approved under 20/00817/APP.



Google Map: red line indicative of development site.

## 5262 – 3 The Maltings, Chackmore – Supporting Statement – November 2021

- 2.2 No building on or directly adjacent the site has a listed status.
- 2.3 The site is located adjacent to the Chackmore Conservation Area. The site is not directly visible from the public realm being located along a private access track. The proposed development is also considered to be minor, therefore not impacting upon the Conservation Area.
- 2.4 The bungalow is a brick constructed single storey building with tiled roof and uPVC doors and windows. It is located at the end of a terrace of similar scaled bungalows, some of which have been extended and developed over time. Being an end terrace, the existing dwelling has a large garden area to the rear and side.

### 3

#### PLANNING HISTORY

- 3.1 A basic online search was carried out no planning history could be found for the existing bungalow and development site.

### 4

#### DEVELOPMENT PROPOSAL

- 4.1 This Full Planning Application seeks the support of Aylesbury Vale District Council for a residential development consisting of one new dwelling with works proposed to improve layout and elevations of existing bungalow (No.3, The Maltings).
- 4.2 **AMOUNT**  
1no. dwelling is proposed within the existing residential amenity space of 3 The Maltings Bungalow, providing an additional 2no. bedroom dwelling for open market rental/sale.
- 4.3 **SCALE**  
The property will be of similar scale to the adjacent properties and will form an infill dwelling in the existing village and its built-up boundary.
- 4.4 **APPEARANCE**  
The design of the existing and proposed dwelling will be similar in appearance and reflect the new dwelling currently being constructed near to the bungalows at The Maltings (20/00817/APP). The works seek to improve the appearance of the area with a contemporary finish and design.



Dwelling approved under 20/00817/APP

4.5 **MATERIALS**

Materials proposed in the proposed new dwelling and works to the existing dwelling include:

- Dark aluminium doors and windows
- Red brick to match existing.
- Timber cladding
- Rendered finish
- Roof tiles to match the existing.

4.6 **LAYOUT**

The dwelling will sit in line with the existing terrace bungalows. The existing amenity space associated with No. 3 The Maltings is larger than the property needs, and sufficient amenity space can be provided within the site for two smaller gardens and the proposed new dwelling.

4.7 **ACCESS**

An existing gateway and driveway will serve the dwellings, which is already utilised by the dwellings approved under the 2020 application relating to the Queens Head. Parking is provided within the site.

5

PLANNING POLICY

5.1 This Supporting Statement is in accordance with the Adopted Local Plan and those relating to ‘smaller villages’ as Chackmore is defined:

*D4 Housing development at smaller villages Where there is no made neighbourhood plan in place, new housing development at smaller villages will be supported where it contributes to the sustainability of that village and is in accordance with all applicable policies in the Local Plan, provided that the proposed development fulfils all of the following criteria:*

- a. is located within the existing developed footprint of the village\* or is substantially enclosed by existing built development*
- b. would not lead to coalescence with any neighbouring settlement*
- c. is of a small scale (normally five dwellings or fewer) (net) and in a location that is in keeping with the existing form of the settlement and would not adversely affect its character and appearance*
- d. respects and retains natural boundaries and features such as trees, hedgerows, embankments and drainage ditches*
- e. would not have any significant adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and*
- f. can be served by existing infrastructure*

*\*the existing developed footprint is defined as the continuous built form of the village, and excludes individual buildings and groups of dispersed buildings. This includes former agricultural barns that have been converted, agricultural buildings and associated land on the edge of the village and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the village*

5.2 It is considered that this development is in accordance with Policy D4 insofar as it is:

1. Located within the existing developed footprint of the village, with development to the north, south, east and existing residential amenity space to the west, as noted on the below map.
2. The development would not coalesce with a neighbouring development.
3. The development is small scale and provides a two-bedroom single storey dwelling, adding to the housing mix in the village.
4. The dwelling follows the existing built line and does not impact any natural boundary.
5. The dwelling will be sited within existing domestic garden area and will not harm any environmental asset.
6. The single dwelling can be served by existing infrastructure.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 It is considered that this development not only enhances the appearance of an existing dwelling within the village of Chackmore but provides an additional 2.no bedroom dwelling for market sale or rent. It is considered that this is a windfall site within the built village confines.
- 6.2 Parking, access and amenity can be provided within the scheme proposal and the dwelling follows the existing built line of development.
- 6.3 We trust that this application is in accordance with policies of the Local Plan relating to development in smaller villages and can be considered favourably.



7 PHOTOGRAPHS (Existing Site)





5262 – 3 The Maltings, Chackmore – Supporting Statement – November 2021

