

Planning Statement

Client: Mr D Penny

Proposal: Planning application for extensions/alterations to the main dwelling, associated garage and to include a new dedicated vehicular entrance.

Site: Shooting Box Farm, Edmundbyers, County Durham

Date: October 2021

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1.0 Introduction

1.1 This Planning Statement has been prepared, on behalf of Mr D Penny (the applicant), to support a planning application for the extension and alteration of the main dwelling and associated garage and the creation of a new vehicular access. For clarification, the proposed works comprise:

- Enlarged living accommodation for the Shooting Box which will complement the existing structures and family spaces and improve the spatial flow within the house;
- An enlarged garage to house a collection of vintage cars. This will also accommodate ancillary residential uses comprising a home gymnasium, including a shower/changing room and a games room at first floor level;
- A more usable connection between the accommodation and the gardens through the creation of a new terrace running the full length of the southern elevation of the house and enlarged detached garage; and
- A new dedicated vehicle entrance to the Shooting Box which will reduce the vehicular traffic passing the neighbouring properties.

Document Structure

1.2 The planning statement describes the site and the proposed development before providing an assessment of the proposals against the adopted statutory development plan and all relevant material considerations.

1.3 The application is also accompanied by supporting documentation which comprises:

- Application plans/drawings (C Mason-Jones Chartered Architect/D Salisbury):

20/102/100	Site Location Plan (C Mason-Jones);
20/102/101	Site Plan and Floor Plans and Elevations as existing (C Mason-Jones);
20/102/102A	Site Plan and Floor Plans as Proposed (C Mason-Jones);

20/102/103A	Elevations and Sections as Proposed (C Mason-Jones);
20/102/106	Garage as Existing (C Mason-Jones);
PR133386 DR2/1 and DR2/5	Proposed North Elevations (D Salisbury);
PR133386 DR2/3	Proposed East Elevation (D Salisbury);
PR133386 DR2/4	Proposed North-east Elevation (D Salisbury);
PR133386 DR1/4	Proposed South-West Elevation (D Salisbury);
PR133386 DR1/2 and 2/2	Proposed Plans (D Salisbury);
PR133386 DR1/1 and DR1/6	Proposed South Elevations (D Salisbury);
PR133386 DR1/5	Proposed South-East Elevation (D Salisbury); and
PR133386 DR1/3	Proposed East/West Elevations (D Salisbury).

- Design, Access and Heritage Statement (C Mason-Jones Chartered Architect);
- Design and Access Statement (D Salisbury);
- Extended Phase 1 Ecology Report (GSL Ecology).

1.4 It is proposed to structure the Planning Statement as follows:

- Section 2.0 describes the site and its surroundings;
- Section 3.0 outlines the proposed development;
- Section 4.0 analyses the planning policy context;
- Section 5.0 provides a planning assessment against the relevant planning policies;
and
- Section 6.0 comprises the summary conclusion.

2.0 The Site and its Context

- 2.1 Shooting Box Farm is located on the southern edge of Edmundbyers village which lies approximately 2km south of Derwent Reservoir, within the North Pennines AONB.
- 2.2 The site itself, which extends to 0.85ha and is located within the Edmundbyers Conservation Area, is set back to the south of the B6278 road through the village and is accessed via Shooting Box Lane, which is a drive shared with Croft House and Heathersyde.
- 2.3 On the site stands the Shooting Box, a stone-built farmhouse. The original Georgian twin gabled house, with a steeply pitched slate roof, has been extended over the years, with a single-storey sunroom added to the rear (south) elevation and a two-storey side extension added to the north and west elevations to provide kitchen and utility space together with a first-floor bedroom and bathrooms back in 2004 (LPA ref: 3/2003/0922.) The house currently provides a total of 450sqm of accommodation over two floors.
- 2.4 To the north, adjacent to the main house, is a two-storey stone-built barn which was converted to form a separate cottage. The conversion was approved under the same planning consent referred to above and provides 160sqm of accommodation over two floors.
- 2.5 The third building on the site is a stone-faced two-bay detached garage (floor area 60sqm) which stands to the east of the main house. Construction of this was also permitted by the 2004 planning consent.
- 2.6 To the rear (south) of the main house are a disjointed series of stepped terraces leading down to the lawned garden. The terraces are bisected by the sunroom addition to the house. From the rear of the house and the collection of terraces there are fine views across the valley to Burnhope Burn and beyond, whilst one of the most

striking features of the garden is a magnificent mature sycamore tree which stands in the centre of the grounds.

- 2.7 Along the Eastern boundary there is a line of tall leylandii trees (approximately 10m high) which forms a barrier between the Shooting Box and the neighbouring caravan park.

3.0 The Proposed Development

3.1 The proposed works to the main house, garage and access comprise:

Main House

3.2 There are two extensions proposed to the main house, both designed by David Salisbury:

1. A single-storey glazed porch (10sqm) to the north elevation which will be added to the front entrance to generate an enhanced sense of 'arrival' by creating a new entrance focus. The existing front door has been rather lost in the recess created by the 2004 extension, resulting in the door to the utility room now acting as the main entrance. The proposed lobby space created by the porch will also serve to reduce heat loss through the front door. The lobby also provides an opportunity to create storage space for coats, hats, boots etc.
2. The second extension to the main house comprises the creation of a new orangery. The existing sun room is to be carefully dismantled and removed from site, with the new orangery sited in the same location as the existing sun room, but on an enlarged footprint that spans over to the southern-western corner of the house.

The orangery will extend over the existing French doors opening from the kitchen. No new structural openings are to be formed in the existing structure, but the doors and sidelights will be removed and replaced with bi-fold doors. This new extension will provide the flexible dining/entertaining space the applicants require, as well as creating a direct link between the kitchen and the orangery, which will improve the spatial 'flow' of the property.

- 3.3 The porch and kitchen extensions will both share the same palette of materials and design features. Both feature a 'flat' roof incorporating a glazed roof lantern so as not to conflict with the existing first floor windows. The proposed cored lead roofing provides an enduring roof covering and is a nod to the traditional nature of the existing buildings, whilst the frameless pyramid roof lanterns will be a clearly contemporary feature.
- 3.4 The installation of two rooflights to the south elevation will flood the newly configured stairwell with natural light, whilst the introduction of a light tube on the west elevation will provide natural light into the enclosed ground floor vestibule. Finally, an additional rooflight on the west elevation will allow natural light and ventilation of the newly created first floor en-suite shower room.
- 3.5 With both extensions, the two-storey house retains a clear distinction between the existing dominant and subsidiary parts of the structure highlighting, as identified in the AONB Design Guide, and reflecting the importance of the roof form in retaining the hierarchy of volumes.

Garage

- 3.6 The existing garage is to be retained, with a new extension set at right angles to the existing building. The existing garage roof will be extended to meet the roof of the new block.
- 3.7 The northern end of the proposed extension will be cut into the bank to provide car access from the existing gravelled approach. This will allow the ridge line to be kept low, whilst accommodating the provision of car 'stackers' to be installed to allow four cars to be stored.
- 3.8 The slope of the land provides height for a two-storey element at the southern end of the new block without affecting the ridge line. This two-storey section will provide space for a gymnasium on the ground floor with a games room above it.

- 3.9 Sliding/folding doors to the gym will facilitate access to the new terrace, provide inspirational views during the exertions of a work-out and allow for opening up of the space when the weather is favourable.
- 3.10 The proposed canopy over the terrace will provide a covered area to give protection from the elements and also provide shading to prevent overheating. A section of roof glazing adjacent to the gable wall will maintain natural light for the gymnasium area, whilst the inclusion of movable single-glazed screens will offer shelter from prevailing winds and rain if required.
- 3.11 The form and roof pitch of the new block will match the existing garage, as will the materials to be used; rubble sandstone walling with dressed stone details and natural slate roof covering. The shed attached to the northern end will be clad in treated softwood boarding.

Vehicular Access

- 3.12 The route of the new gravel driveway will occupy a strip of land between 6 - 10m wide running approximately parallel with the boundary wall between Croft House and Struthers Farm. The new driveway will link into the north-eastern corner of the existing area of gravelled hardstanding in front of the main house.
- 3.13 New gateposts will mark the new entrance and stone walling will delineate the new boundary between the drive and the garden of Croft House.
- 3.14 Tree planting and landscaping between the driveway and the existing boundary with Struthers Farm will serve to soften the impact of the new access.

4.0 Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 outlines that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.2 The development plan relevant to the site comprises the County Durham Plan, formally adopted in 2020. At a national level, the National Planning Policy Framework (2019) is also a material consideration. In addition, given the site's location within both the Edmondbyers Conservation Area and the North Pennines AONB, the Edmondbyers Conservation Area Appraisal and North Pennines AONB Building Design Guide respectively are also considered to be material.

4.3 In terms of the County Durham Plan, Policy 29 (Sustainable Design) provides overarching design guidance in relation to development proposals. Of relevance to the proposed works in this instance it advises that:

'All development proposals will be required to achieve well designed buildings and places having regard to supplementary planning documents and other local guidance documents where relevant, and:

contribute positively to an area's character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.

Proposals for alterations and extensions to residential property and development associated with the incidental enjoyment of a dwelling, should ensure the development is sympathetic to the existing building(s) and the character and appearance of the area in terms of design, scale, layout, roof design and materials.'

4.4 Policy 38 (North Pennines Area of Outstanding Natural Beauty) recognises the importance and sensitivity of the AONB and the need to conserve and enhance it as an environmental and economic asset. Of relevance to the application proposals, this advises that:

'The North Pennines Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced. In making decisions on development great weight will be given to conserving landscape and scenic beauty.'

(Small scale) development in or affecting the AONB will only be permitted where it is not, individually or cumulatively, harmful to its special qualities or statutory purposes.'

4.5 Local Plan Policy 38 is reflective of the National Planning Policy Framework (NPPF) which confirms that AONBs, along with National Parks and the Broads, have the highest status of protection in relation to landscape and scenic beauty. It states that great weight should be given to conserving landscape and scenic beauty in AONBs and that the conservation of wildlife and cultural heritage are also important considerations in these areas. Therefore, the scale and extent of development within the AONB should be limited.

4.6 Policy 39 (Landscape) seeks to protect landscape from inappropriate development. This confirms that:

'Proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views.'

Proposals will be expected to incorporate appropriate measures to mitigate adverse landscape and visual effects.'

4.7 The NPPF advises that the planning system should protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan and that plans should distinguish between the hierarchy of international, national and local designations.

4.8 Policy 40 (Trees, Woodlands and Hedges) looks to prevent the loss of trees as part of any development proposal. Relevant to this development proposal is the advice that:

'Proposals for new development will not be permitted that would result in the loss of, or damage to, trees of high landscape, amenity or biodiversity value unless the benefits of the proposal clearly outweigh the harm. Where development would involve the loss of ancient or veteran trees it will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

Proposals for new development will be expected to retain existing trees where they can make a positive contribution to the locality or to the development, maintain adequate stand-off distances between them and new land-uses, including root

protection areas where necessary, to avoid future conflicts, and integrate them fully into the design having regard to their future management requirements and growth potential.

Where trees are lost, suitable replacement planting, including appropriate provision for maintenance and management, will be required within the site or the locality.'

4.9 The NPPF advises that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, and the loss of aged or veteran trees found outside ancient woodland, unless there are wholly exceptional reasons and a suitable compensation strategy is in place. Other trees of high landscape, amenity or biodiversity value include rare native trees, trees covered by Tree Preservation Orders (TPO), mature trees that make a notable contribution to the visual amenity of a landscape or townscape, and trees of significant historical or commemorative importance. The value of individual trees needs to be assessed on an individual basis.

4.10 Policy 41 (Biodiversity and Geodiversity) seeks to ensure that development proposals do not have a detrimental impact on biodiversity or geodiversity. It advises that:

'Proposals for new development will not be permitted if significant harm to biodiversity or geodiversity resulting from the development cannot be avoided, or appropriately mitigated, or, as a last resort, compensated for.

Proposals for new development will be expected to minimise impacts on biodiversity by retaining and enhancing existing biodiversity assets and features and providing net gains for biodiversity including by establishing coherent ecological networks(152). Measures should be appropriate, consistent with the biodiversity of the site and contribute to the resilience and coherence of local ecological networks.

Development proposals which are likely to result in the loss or deterioration of irreplaceable habitat(s) will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

4.11 The National Planning Policy Framework (NPPF) endorses the Government's commitment to the conservation and enhancement of the natural environment, including the protection and enhancement of biodiversity and the benefits of ecosystems.

4.12 Policy 44 (Historic Environment) looks to ensure that works potentially affecting designated/non-designated assets sustain their significance. For ease of reference, and of specific relevance to the proposed works, this advises that:

'Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.

In determining applications, particular regard will be given to the following:

Conservation Areas

f. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;

g. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and;

h. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).'

4.13 The supporting text to Policy 44 requires that all applications affecting heritage assets must be accompanied by a Heritage Statement in which applicants will be required to demonstrate a full understanding of the assets' significance, including any contribution made by their setting.

4.14 The Local Plan policy context highlighted above reflects that of national policy guidance within the NPPF in relation to works affecting heritage assets. In this regard, paras 193 and 194 of Section 16 (Conserving and Enhancing the Historic Environment) advises that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Edmundbyers Conservation Area Character Appraisal (2011)

- 4.15 The Conservation Area Character Appraisal is aimed at the preservation and enhancement of the conservation area. It provides an assessment of those features and qualities that make an individual conservation area special. These can include individual buildings, groups of buildings, other structures, architectural details and materials, open spaces, landscaping, street furniture, and the relationships between all of these. The appraisal seeks to help to raise awareness and appreciation of Edmundbyers' special character, whilst also providing a consistent and evidential basis on which to determine planning applications affecting the village.
- 4.16 The Conservation Area Character Appraisal for Edmundbyers confirms the need to ensure that any future developments are sympathetic and sustainable. It also encourages the use of the North Pennines AONB Design Guide to encourage good design highlighted above.
- 4.17 The Character Appraisal identifies that there was a settlement at Edmundbyers by the 11th Century. It was first recorded in the 12th Century by which time the Church of St Edmunds had been built.
- 4.18 There are three Grade II Listed Buildings in the village; the Church of St Edmund; Summerson Tomb, south of the Church of St Edmund; and Edmundbyers Youth Hostel. These are deemed to be 'Designated Heritage Assets'.

4.19 The Shooting Box is identified as a 'Notable Building' within Appendix 2 of the CACA and is described as follows:

'The Shooting Box, occupying a prominent position overlooking the Burnhope Burn to the south, is rumoured to have 16th century origins. It is constructed in a revivalist vernacular style; Welsh slates were readily available by this time, but the property was roofed with heather thatch. The symmetrical front elevation has two protruding wings, with steep gables, either side of a central entrance. The walls are of roughly coursed sandstone blocks with very roughly formed quoins. Window openings, which are original, are formed by stone lintels with slightly protruding stone sills. An old photograph depicts the house with its thatched roof and four-pane sash windows to both wings; the present day windows are very similar in form. The window above the doorway is less authentic in appearance. The original doorway is concealed behind a recent extension.'

North Pennines AONB Building Design Guide

4.20 This document provides guidance on building design in the North Pennines Area of Outstanding Natural Beauty (AONB). It is designed to help implement the planning, design and conservation policies relating to the AONB that are contained within the Local Development Frameworks (LDF) of local authorities in this case the County Durham Plan). It seeks to help generate increased consistency of approach towards matters of building design and building conservation across the AONB, so that planning policies and development control decisions continue to conserve its natural beauty while delivering essential development, including helping homeowners carry out important work to their individual properties.

4.21 With regard to extensions and alterations, the Design Guide acknowledges that many buildings will be altered and extended at some point during their life and seeks to ensure that works are carried out sensitively so that older buildings to be adapted to meet changing needs retain their character and meaning. It confirms that, when dealing with planning applications in the AONB, local planning authorities will aim to

ensure that alterations and extensions reflect the quality of the original structure, surrounding buildings and setting.

- 4.22 Specifically to extensions, the guide recognises that the key characteristic of almost all successful extensions lies in the respect shown to the original building so that the existing volume or massing of the house remains the dominant form. In relation to roofs, to achieve a sympathetic relationship between the original building and an alteration or extension, it recommends that the best course is to use similar materials for the roof finish, with roof lights of a position and size to reflect the existing window patterns and to avoid breaking up the main roof plane.
- 4.23 With regard to porches, these should be designed to mirror that of the building and be in proportion to the house, with roof pitch and materials to match the main building.

5.0 Planning Assessment

5.1 Taking into account the Development Plan and relevant material considerations outlined in Section 4, the proposed development is assessed against this planning policy context.

5.2 Key to the acceptability of the development proposals is ensuring that they accord with the provisions of the Development Plan through the following:

- The extensions/alterations are designed to be in keeping with the character and appearance of the original dwelling and the site as a whole;
- The proposed works both preserve and enhance the character and appearance of Edmunbbyers Conservation Area; and
- The development proposals accord with the provisions of the North Pennines AONB Building Design Guide.

5.3 As highlighted in Section 3, the development proposals will principally comprise works to the main house and garage, together with the creation of a new vehicular access.

Main House

5.4 As described above, there are two extensions proposed to the main house, with these comprising a single-storey glazed porch to the north elevation and an orangery which will extend over to the south-west corner of the house.

5.5 The proposed porch and orangery will both share the same palette of materials and design features. Both feature a 'flat' roof covered with grey single ply membrane, and incorporating glazed roof lanterns so as not to conflict with the existing first floor windows. Plinth walling will be built in natural stone to match the existing house and doors and windows will be high performance timber units painted white.

- 5.6 The proposed works will have a positive effect on character and appearance of the property. The materials will match existing and the design detailing is in keeping with, and in proportion to, that of the host dwelling. As such, the proposed works do not adversely affect any important architectural or historic features of the property, nor do they adversely affect the building's setting.
- 5.7 With both extensions, the two-storey house retains a clear distinction between the existing dominant and subsidiary parts of the structure, as identified by the AONB Design Guide, also emphasising the importance of the roof form in retaining the hierarchy of volumes.
- 5.8 Two rooflights are proposed to the south elevation which will flood the newly configured stairwell with natural light, whilst the introduction of a light tube on the west elevation will provide natural light into the enclosed ground floor vestibule.
- 5.9 Finally, an additional rooflight on the west elevation will allow natural light and ventilation of the newly created first floor en-suite shower room.
- 5.10 Taken as a whole, it is considered that the proposed works to the main house have taken full cognisance of the planning policy context outlined in Section 4. The scheme accords, in full, with the overarching design guidance provided by Local Plan 29 (Sustainable Design) in that:
1. They contribute positively to the area's character, thereby helping to create and reinforce the locally distinctive community; and
 2. They ensure that the development is sympathetic to the existing dwelling and the character and appearance of the area in terms of design, scale, layout, roof design and materials.
- 5.11 The design of the proposed extensions/alterations also accord with the provisions of Local Plan Policies 38 (North Pennines Area of Outstanding Natural Beauty) and 44 (Historic Environment) by ensuring that the proposed works have been guided by both

the North Pennines AONB Building Design Guide and the Edmundbyers Conservation Area Character Appraisal respectively.

- 5.12 In terms of the former, importantly the proposed scheme has ensured that:
- a. The proposed extensions/alterations reflect the quality of the original dwelling, surrounding buildings and setting.;
 - b. The volume/massing of the original house remains the dominant form; and
 - c. Similar materials have been used for the new roof finish and with roof lights in positions and size to reflect the existing window patterns and to avoid breaking up the principal roof plane.
- 5.13 With regard to the Edmundbyers Conservation Area Character Appraisal, as required, the proposed works both preserve and enhance the special character and appearance of the Conservation Area.
- 5.14 The Shooting Box is identified as a '*Notable Building*' within Appendix 2 of the Character Appraisal and this relative importance within the Conservation Area is reflected by the quality and sensitivity of the proposed design and the use of materials in keeping with this original dwelling house.
- 5.15 In terms of remaining relevant Local Plan policy, it is considered that the proposed scheme accords with the provisions of Local Plan Policy 39 (Landscape) in that there will be no unacceptable harm to the character, quality of distinctiveness of the landscape, and also Policy 40 (Trees Woodlands and Hedges) as there will be no loss of, or damage to, trees of high landscape value, amenity or biodiversity value.
- 5.16 In relation to Local Plan Policy 41 (Biodiversity and Geodiversity) an extended Phase 1 Ecological Survey has been carried out in support of the application.

5.17 In satisfying the provisions of both relevant Local Plan policies, the North Pennines AONB Building Design Guide and Edmundbyers Conservation Area Character Appraisal, it is also considered that the proposed scheme also meets the relevant requirements of the NPPF referred to in Section 4.

Garage

5.18 As highlighted, the existing garage is to be retained, with a new addition set at right angles to the existing building. The existing garage roof will be extended to meet the roof of the new block.

5.19 The northern end of the proposed addition will be cut into the bank to provide car access from the existing gravelled approach. This will allow the ridge line to be kept low, whilst accommodating the provision of car ‘stackers’ to be installed to allow four cars to be stored.

5.20 The slope of the land provides height for a two-storey element at the southern end of the new block without affecting the ridge line. This two-storey section will provide space for a gymnasium on the ground floor with a games room above it.

5.21 The form and roof pitch of the new block will match the existing garage, as will the materials to be used; rubble sandstone walling with dressed stone details and natural slate roof covering. The shed attached to the northern end will be clad in treated softwood boarding.

5.22 In light of the above, it is considered that the design, form and massing of the proposed works to extend the garage, together with the use of materials sympathetic to the building’s existing appearance ensures, as with the works to the main dwelling, that all relevant planning policy at both a national (NPPF) and local (County Durham Plan) level, together with the provisions of both the North Pennines AONB Building Design Guide and Edmundbyers Conservation Area Character Appraisal, are met in full.

Vehicular Access

5.23 The route of the new gravel driveway will occupy a strip of land between 6 - 10m wide running approximately parallel with the boundary wall between Croft House and Struthers Farm. The new driveway will link into the north-eastern corner of the existing area of gravelled hardstanding in front of the main house.

5.24 New gateposts will mark the new entrance and stone walling will delineate the new boundary between the drive and the garden of Croft House.

5.25 Tree planting and landscaping between the driveway and the existing boundary with Struthers Farm will serve to soften the impact of the new access.

The proposed new vehicular access serving the main dwelling, particularly given the proposed associated new tree planting/landscaping, will not impact upon the character or appearance of the site or the Conservation Area as a whole.

6.0 Conclusion

- 6.1 This planning statement has been prepared and submitted in support of a planning application for proposed extensions and alterations to the original farmhouse and detached garage, together with the creation of a new vehicular access to serve the main house at Shooting Box Farm, Edmundbyers, County Durham.
- 6.2 The statement has comprised an assessment of the proposed works against the planning policy context provided by the provisions of the adopted County Durham Plan, together with the guidance contained within the NPPF and both the Edmundbyers Conservation Area Character Appraisal and the North Pennines AONB Building Design Guide.
- 6.3 The proposed extensions and alterations to the main house, along with the detached garage, have been sensitively and thoughtfully designed, ensuring that the character and appearance of the buildings, the site and the wider Conservation Area have been both preserved and enhanced. The works to the new vehicular access are relatively minor in scale and will have no discernable impact on the site's existing character/appearance.
- 6.4 In light of the above, it is considered that the proposed works accord with all relevant planning policy, in all respects and, as such, the applicant respectfully requests that officers support the proposal.