

Planning Statement



PROJECT: Little Yeat Farm, Bicester Road, Woodham, Buckinghamshire, HP18 0QH

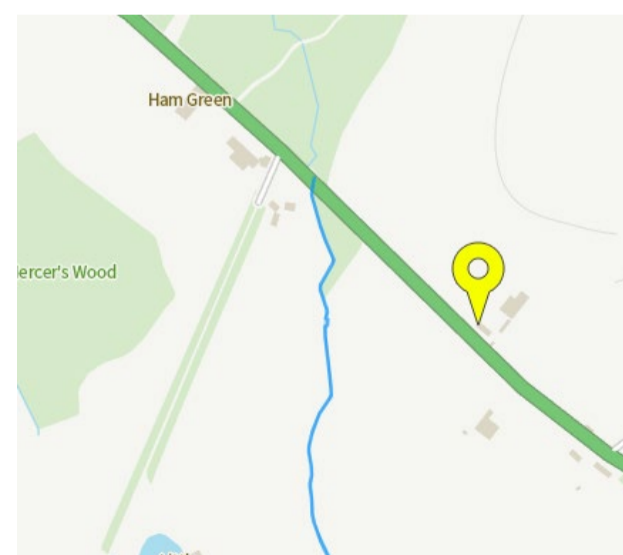
Introduction

Site description

The application site comprises 2 buildings, a container and land adjacent a two storey detached dwelling known as Little Yeat Farm. The first building is a corrugated sheet clad large building with pitched roof which is agricultural in appearance located to the west of the dwelling. It has a floor area of 88 square metres. This building is currently being used as a workshop for car repairs as well as a store and wash area that was granted permission for a continued use under 08/00399/ APP .

The second building is a much smaller single storey brick shed with a flat roof. This is used for refuse storage. Adjacent to that is located a green container which is being used as a storeroom and houses a compressor. Both are used in connection with the repair business.

The rest of the application site involves a hard standing and access off Bicester Road. The surrounding area is predominantly open countryside with a bungalow, maintenance depot and Mazda Garage to the west. The application site is within Wotton Park, a grade II* registered historic park and garden.



Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding.



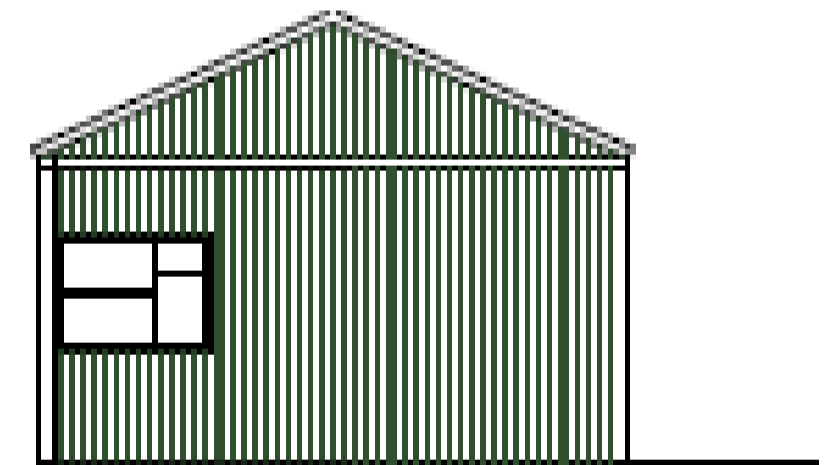
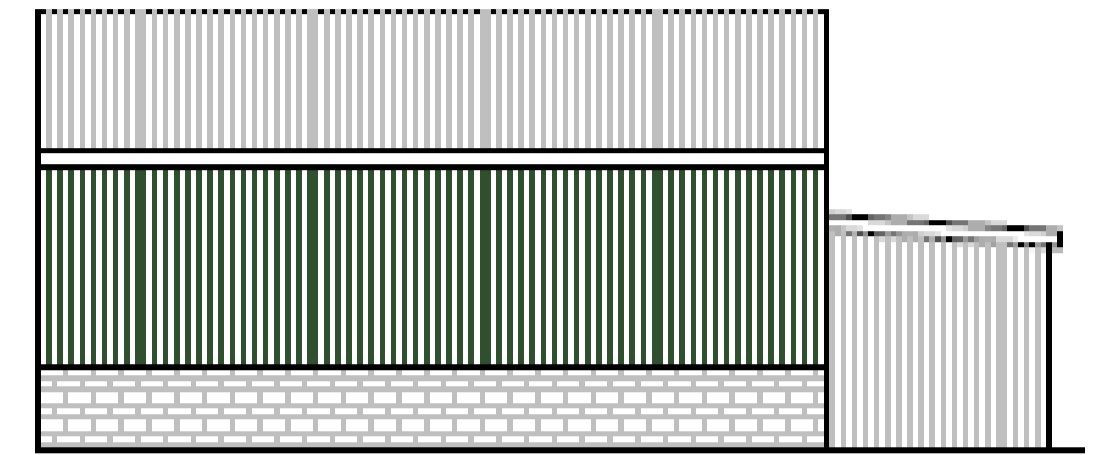
Planning Designations

The above extract from the planning policy map shows, the application site is within the open countryside as well as within Wotton Park, a grade II* registered historic park and garden.

Existing Site



Existing Elevations



Proposed Scheme

Proposed

The application proposes a single storey side extension to an existing workshop and the Replacement of an existing single storey building and container with a detached single storey outbuilding

Existing Elevations



Proposed Elevations



Proposed elevations of Compressor/storage building



Existing Floorplan



Proposed Site Layout



Proposed site elevation with storage building



Proposed Floor plan



Notes

The contractor is responsible for checking dimensions on site before work is carried out.

Drawing title: Existing & Proposed details

Site: Little Yeat Farm

Scale: 1:100, 1:500 @ A2
Date: Nov 2021

Drawing no: LYF - 03
Version:




Principle

Background and Principle

Although the dwelling is now under different occupancy, the use of the existing agricultural building as a car repair garage remains in place and still provides a small scale commercial activity in conjunction with the use of a residential dwelling.

The application seeks consent to add an extension 3m in depth and 9.9m in length to the side of the existing unit and is to be used in connection with the existing lawful car repairs being carried out on the site. The space is currently used for outdoor storage and the increase in floor area would enable the business to keep the site tidy and more contained.

The application also seeks consent to replace an existing container and single storey building with a brick built single storey storage building on almost the exact same footprint.

The Local Plan actively encourages small scale extensions/development as long as various criteria are satisfied - such as there being no undue adverse impact on the character and appearance of the area and on the amenities of occupiers of the neighbouring units by way of loss of light, outlook, overlooking etc.. and adequate on site parking

Affect on the Character and Appearance of the area

Extension

The extension is to be to the side of the building and is screened well by the existing building. It is to be clad in light/mid green metal cladding to match existing with a profiles metal roof that will follow the existing pitch of the original building.

Detached outbuilding to replace existing building and container.

Views of the proposed structure would not be seen from the Bicester road and the development would be seen in context with the industrial nature of the immediate area. The materials compliment the existing building and visually it would not be out of keeping in the area. The current site circumstance will be improved by the removal of the small container and existing building which is currently out of keeping.

Therefore both developments proposed will have minimal impact on the character and appearance of the wider area or from the road and will be in compliance with planning policies in the Core Strategy and Emerging Local Plan Policy BE3.

Neighbouring amenity

Given the generous separation from any residential dwellings as well as the extension being located to the side of the existing unit, it is not considered that the proposal would have an adverse impact on the amenities of local residents.

Highway Considerations

The Highways have already accepted the previous parking arrangements for the site and the proposed extension would not impact on the existing parking provision. Therefore the applicant does not consider that the small scale extension and storage building would result in a material intensification of the site and as such, there would no detrimental impact on parking or the highway.



Existing structures to be replaced



Currently the side is used for storage



Heritage Asset

Heritage Asset Appraisal

The proposal for the new extension and outbuilding would be sited adjacent to the North Drive of the RPG at Wotton Underwood. In order to preserve those elements of significance identified as important to the character and appearance of the setting of the RPG.

This is because:

- 1) The scale would be small at single storey level thereby preserving the important openness and plentiful open greenery.
- 2) Siting in the least prominent location of the site, would help ensure it was not be prominent in views across the site, nor interrupt the line of tree that are protected. This is because the extension would be behind an existing building and the brick built building replaces unsightly structures that exist.
- 3) Siting would also help enhance the immediate setting of the North Drive of the RPG as it would discourage parking/storage to the side/front of it which currently undermines and obscures views towards its high quality aesthetics.
- 4) Siting would not be in front of the historic entrance..
- 5) Siting would not require the loss of any trees which is important as trees are key to the character of the Heritage Asset.
- 6) Scale and siting would maintain space around the site and existing trees on the site as required by the Conservation Area Document which notes Development control issues as: 'Buildings need space about them and since mature trees are characteristic, there should be enough room for trees to reach their potential'.
- 7) Scale and siting would not block important views.
- 8) Materials and design being in lightweight style would be in keeping with the prevailing rural agricultural character of the area, particularly adjacent Mazda garage.
- 9) Design – The extension would not require a new vehicular access point would only result in a minor loss of grass along the side which is already used for storage.
- 10) Physical stability of listed Asset - Given the proposed siting is away from the listed North Drive and its lightweight construction, any foundations would not physically harm any of the trees along the North Drive.

It is considered that the proposed has minor harm to the setting of the Heritage Asset and the character and appearance of the surrounding area, given greenery is important to the overall character of the area. Similarly, the vast and overwhelming majority of the open countryside in the most prominent location on the site would be maintained. Therefore it is not considered that this would be particularly harmful. There would also be the strong benefit already mentioned of discouraging storage/parking in front/side of the existing car repairs as well as replacing an ugly storage container/dilapidated building, thereby opening up views towards the Asset which would enhance both the setting of the listed RPG and the character and appearance of the area. This would certainly outweigh any perceived harm.

Conclusion

In summary, given the careful consideration to the siting, scale and design and the current site circumstances (existing structures), the proposal would preserve those elements of the RPG area that are noted to be important to its character and appearance, as well as those elements in the setting RPG that contribute to its significance. Limited loss of greenery would be offset by its relatively inconspicuous location and improvement to views towards the front of the North Drive. Therefore the proposal complies with all aspects of the above outlined national statute, and national and local policy and guidance.

The Council's policies have been considered in reaching this conclusion, including Local Plan policies and Design Guide. There are no objections to these proposals in terms of the principle as there is existing development on site, and there is not an objection to visual amenity, nor residential amenity. It is thought that the proposal will improve aesthetic appearance of the site. Also, that there should be no harm of the proposed extension on neighbouring properties.