

Design, Access & Planning Statement

Erection of garage with associated parking along with the repositioning of existing access road and landscaping.

Little Pett Farm, Pett Bottom Road, Bridge.



Introduction

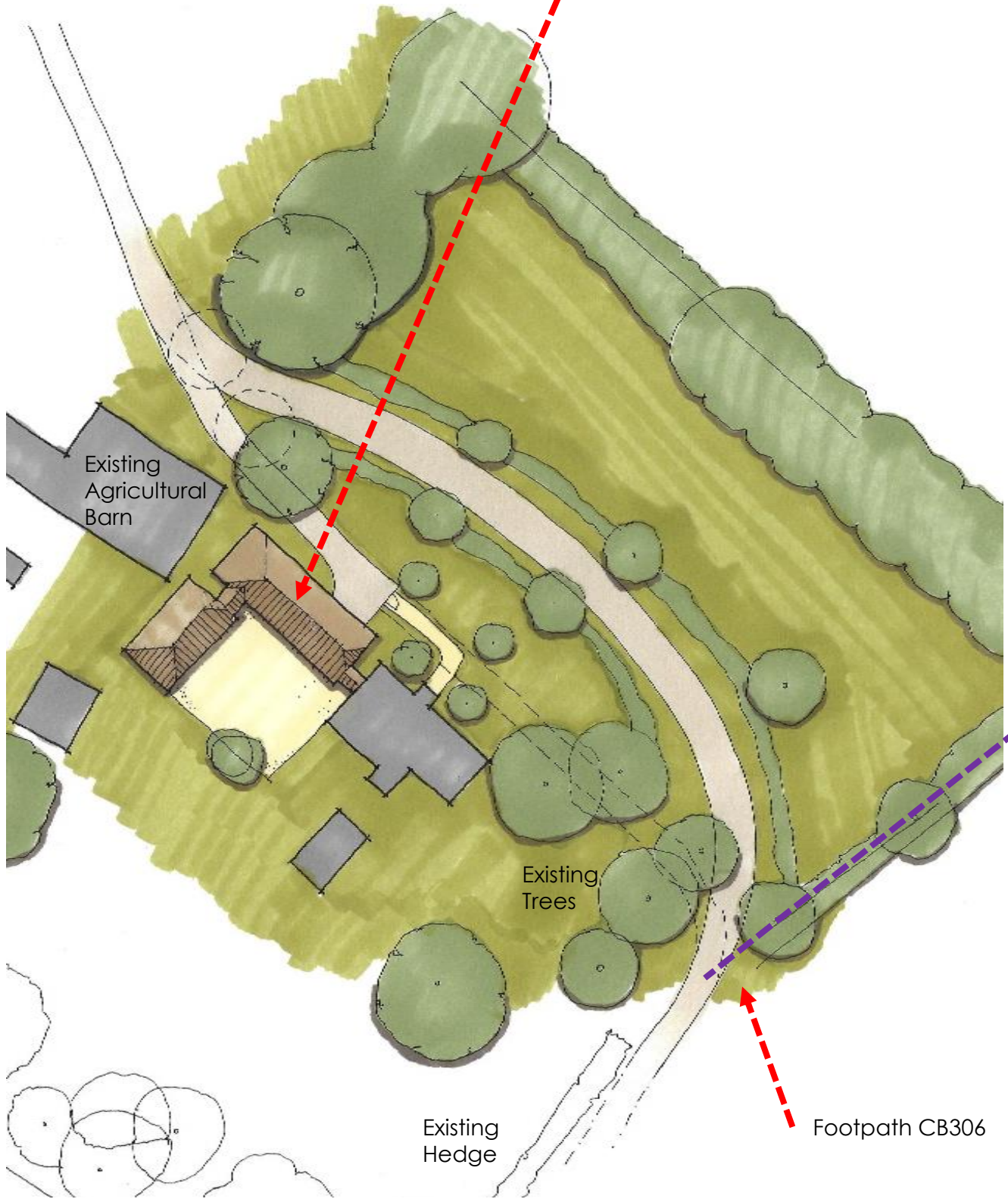
This is a full planning application to seek permission from The Local Authority for the erection of a garage building to serve an existing dwelling, repositioning of existing private access lane and associated landscaping.

Executive Summary

- The garage building will serve the existing dwelling.
- Proposed 'rural' architectural aesthetic to help blend the garage building into with its surrounding.
- Repositioning of existing private access lane currently serving Little Pett Farm and Mumpas Cottage.
- The existing access lane is currently of substandard design.
- The revised positioning is upon private land and will serve the existing two dwellings.
- Existing trees will be retained.
- Proposed native species landscaping will be incorporated.



The proposed garage will be screened from public view by the existing surrounding buildings.



Site Review - The Application Site & Proposal

The application site contains a family dwelling known as Little Pett Farm.

The existing dwelling does not have a garage or garden store.

To the north of the application site is Mumpas Cottage.

The existing private access road serves both Little Pett Farm and Mumpas Cottage is sub standard in design.

The application site has limited visibility from public vantage points and therefore the proposal will have an immaterial impact upon the character and appearance of the countryside.

The topography of the land runs from east to west. Footpath CB306 runs in a north east to south west direction adjacent to the east boundary of the application site and then southward at the side/ rear boundary of the site.

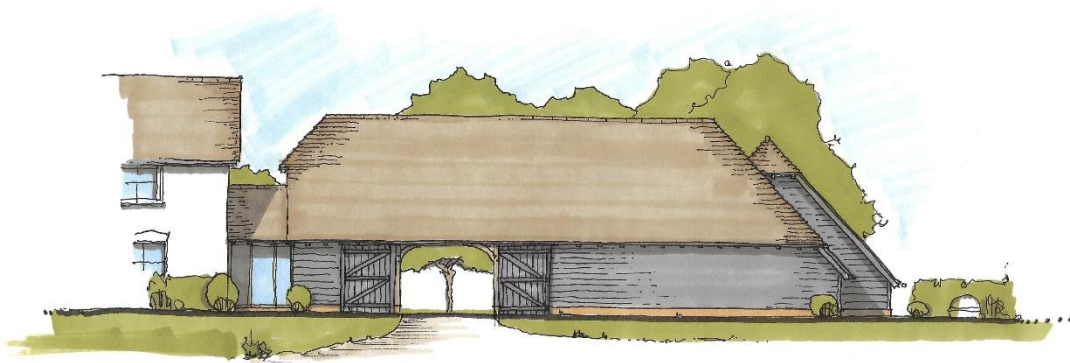
Along the boundary of this part of the garden, there is an effective hedge screen which limits views towards the application property.

The proposed garage building is to be sited away from public view and will be fitted in between the existing dwelling and existing agricultural building to the west.

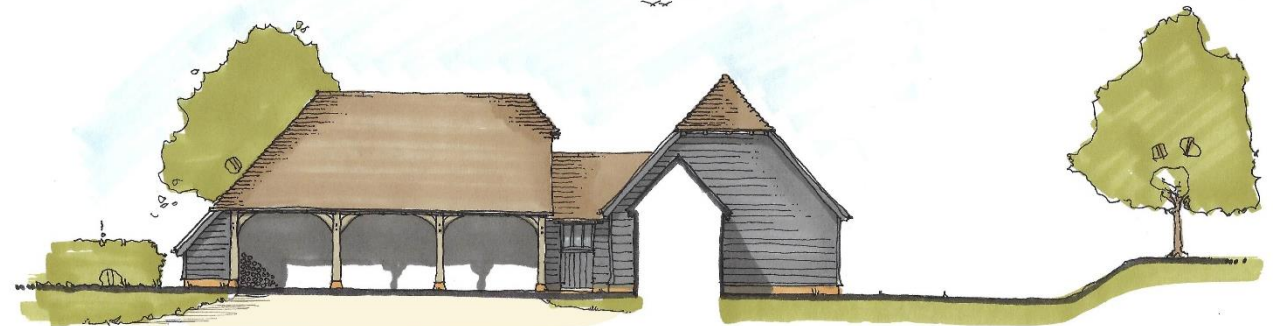
The proposed garage is sited away from the footpath and a reasonable distance from it, to limit the visual impact of the proposal on the landscape and views across it will be obscured by the existing larger taller buildings either side of the proposal.

The proposal is located within the garden of the application property and, in general, around the existing built form, the proposed development would not have any unacceptable impact on the landscape and scenic beauty of the AONB/AHLV.

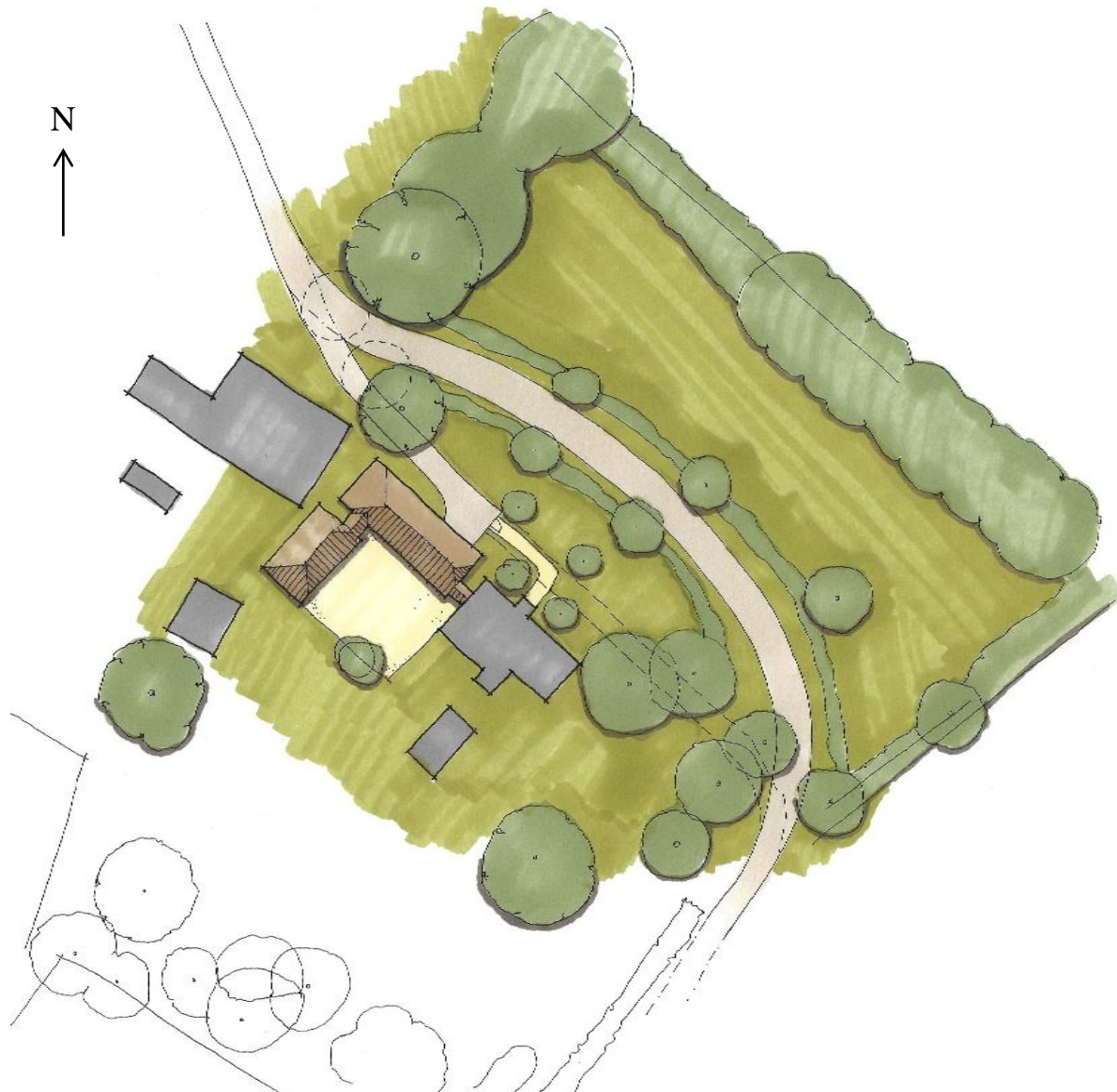
There are no residential properties close to the proposed development that would be materially affected by it. As such, it is considered that living conditions of the occupiers of the adjacent property 'Mumpas Cottage' would be safeguarded and that the objectives of Policies DBE3 and DBE6 of the Local Plan and Paragraph 130 of the NPPF would be met.



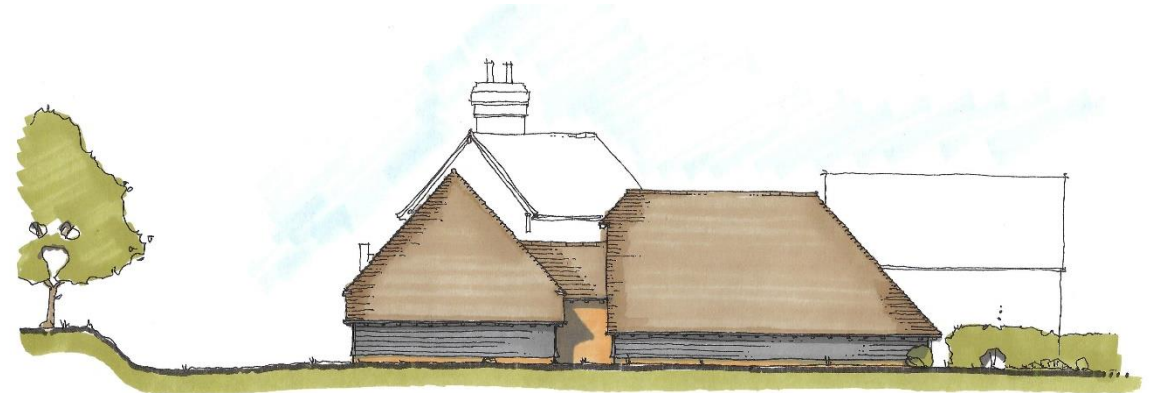
North East Elevation



South East Elevation



Proposed site plan



North West Elevation



South West Elevation

Use

The use of garage will serve the existing residential family dwelling.

The revised access road will serve the two existing dwellings.

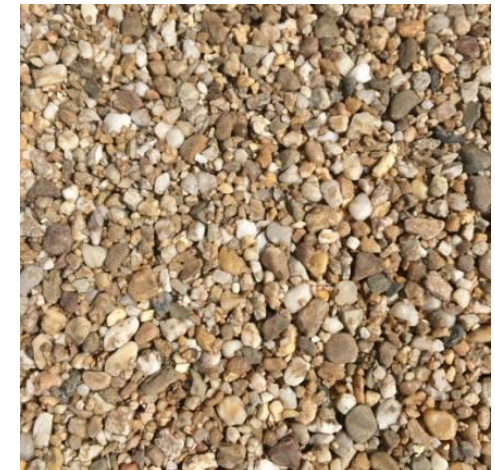
Scale & Massing

The scale and massing of the proposals has been designed to ensure both repositioned private access road and single storey garage building proposal is 'in keeping' with the existing setting.

Appearance

It is considered that the proposal would represent a visual improvement to the existing site,

The use of traditional materials would be in keeping with the vernacular architecture of the farmstead thereby enhancing the character and interest of the setting.



Traditional Materials

Suggested palette of traditional rural aesthetic high quality materials.

Landscaping and Ecology

Existing hard standing will be removed.

The landscaping strategy is seeking to enhance, preserve and provide betterment to what it currently a site being left to its own device and falling into disrepair.

The proposed boundaries are clearly defined. The proposals are not seeking to alter these boundaries and will not encroach upon the neighbouring land, therefore the development is not having an adverse effect upon these rural edges.

The use of new native hedgerows and planting which encourages biodiversity will help to enhance the setting with the position of new hedgerows used at appropriate locations to avoid the site becoming fully enclosed, gaps along these boundaries will be vital to ensure views through to the countryside beyond is retained.

The scheme is seeking to retain the existing trees and provide additional new native species where relevant.

The new proposed trees will be of smaller varieties as to avoid appearing over bearing and to retain the existing character of the site.

Parking

Car parking will be contained in the courtyard and garages, this is deemed an improvement over the current sprawling parking arrangements.

Cycle parking will be contained inside the garages.

Refuse

Refuse storage will be contained inside the garages.

Other Material Considerations

The NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. Therefore, the assessment of sustainability can be separated into three dimensions: social, economic and environmental.

The proposed development would provide a short term and very modest economic benefit, by providing employment during the construction phase.

With regards to the social role, it is considered that the proposal would enhance the environment together with providing a single high quality family home in the district.

The environmental role, by virtue of its siting and detailed design, it is considered that the proposal would be of a high quality and use of ecologically friendly construction methods would be appositive benefit.

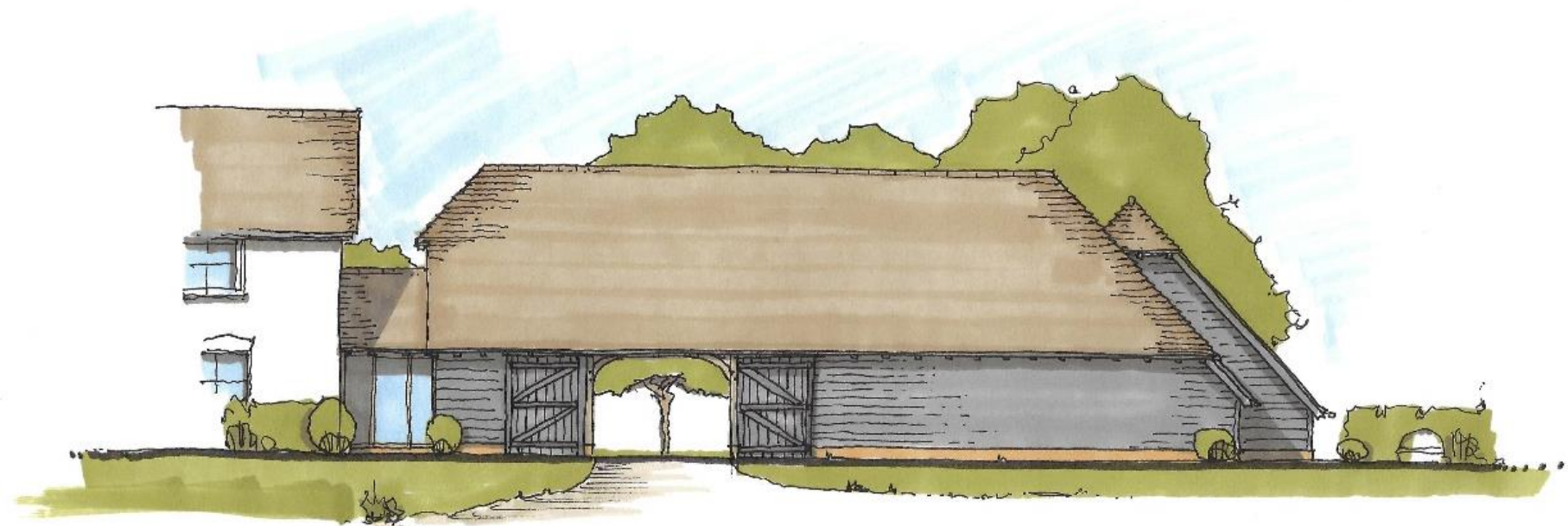
The proposals would not cause harm to the residential amenity of the neighbouring dwelling and is considered acceptable in all other material respects.

The aim of the Framework is to boost significantly the supply of housing, the application is also supported by the NPPF. On balance, it is recommended that planning permission be granted.

Conclusion

To conclude, it is felt that the proposal in this location is in line with current policies and that of other relevant guidance has also been taken into consideration, which would look to support these proposals.

The proposal will contribute positively to the local area and provide high-quality dwelling that is harmonious to the local context.



North East Elevation