

PROPOSED DWELLING ADJACENT PRUNE COTTAGE MAIN ROAD BUCKLAND VILLAGE:

PLANNING STATEMENT

JN155-11

Site Context:

Buckland is an ancient village settlement dating back at least to the Middle Ages, possibly beyond. The local parish church of All Saints was built in 1284. The village is located close to the Lower Icknield Way and Aston Clinton, approximately 4 miles east of Aylesbury.

Most of the buildings in the village are located adjacent Main Road, a lane that meanders north westwards from its intersection with the Lower Icknield Way. The parish church and most of the older houses are situated towards the southern end of the village with newer development alongside Main Road moving northwards from the centre of the village.

The character of the village is traditional with a wide variety of architectural styles from medieval timber framed houses with thatched roofs, 18th and 19th century properties with brick or lime rendered walls and slate roofs to 20th century and modern houses with brick or cement rendered walls and clay or concrete tiled roofs.

Prune Cottage is located at the northern end of the village on a substantial plot amounting to approximately 1.2 acres, 0.49 hectare. This part of the village is outside the Buckland Conservation Area and not within the Metropolitan Green Belt.



Buckland village – northern area of settlement with Main Road (named as Model Row on this photo) running through it and the Prune Cottage site at the centre of the photograph partly adjoining the Chiltern Archery centre



Aerial view of the area around the site. Prune Cottage is located close to Main Road (named as Model Row on this photo) at the bottom centre of the picture

Existing Buildings:

Based on its architectural style and form Prune Cottage appears to be part of a row of farm cottages probably built in the 19th century. Prune Cottage occupies three-quarters of the terrace and Pedlar's Cottage adjacent occupies the remainder.



Prune Cottage exterior to Main Road with Pedlar's Cottage adjacent

The house has been much altered from its original appearance, the walls clad with painted pebbledash, the windows replaced albeit with casement windows with glazing divisions that may be similar to the originals and re-roofed with concrete double ribbed tiles. It has also been extended at the rear at ground and first floor levels. The planning history is listed below.

A large garage with workshop /store adjacent was added to an area of the site behind and to side of the existing house in 1985.

There are a number of other outbuildings on the site including a boarded timber shed behind the front boundary to Main Road, a sunroom facing the rear of the house and other sheds and open sided enclosures.

The site includes a substantial area of garden extending to a field boundary at the north-east where it also adjoins the Chiltern Archery centre on its north-west boundary. There are houses and gardens either side of Prune Cottage /Pedlar's Cottage, 'Westwards' a detached two storey 1970's /80's red brick house and 'Reubens Meadow' a 1980's /90's bungalow that has been inserted on part of the site area of 'Queensmeade' a medieval timber framed property adjacent.



Main Road to the south of the Prune Cottage site



Houses on Main Road south of the site, 'West Cottage'



and 'Queensmeade'



'Reubens Meadow' neighbouring Prune Cottage



Main Road adjacent Prune Cottage and houses opposite



Houses on Main Road to the north of Prune Cottage.....



'Westwards, adjacent to Pedlar's Cottage



Pedlar's Cottage and Prune Cottage





Prune Cottage exterior



Entrance gates



Prune Cottage exterior at rear



Existing timber shed behind front boundary



Existing garage and Reubens Meadow adjacent



Rear of Reubens Meadow and garage adjacent



Rear garden viewed from Prune Cottage





Rear garden adjacent Prune Cottage



Rear of garden adjacent Chiltern Archery centre



and towards field boundary at north-east



Rear of garden adjacent south-east boundary





Front boundary wall adjacent shed...



and return onto side boundary



Side boundary wall





Side boundary to Reubens Meadow



Planning History:

Relevant planning history is as follows:

AV/01805/83

Proposal: Erection of block of three stables
Determined: 30/12/1983
Decision: Conditional Permission

AV/01999/84

Proposal: Extensions and detached garage
Determined: 08/03/1985
Decision: Conditional Permission

AV/01939/85

Proposal: First floor bedroom extension
Determined: 13/01/1986
Decision: Conditional Permission

90/02483/APP

Proposal: Erection of conservatory
Determined: 21/02/1991
Decision: Refused

91/01390/APP

Proposal: Erection of conservatory
Determined: 19/09/1991
Decision: Conditional Permission

92/02055/APP

Proposal: Erection of conservatory
Determined: 07/01/1993
Decision: Conditional Permission

95/00548/APP

Proposal: Two storey side extension
Determined: 29/06/1995
Decision: Conditional Permission

96/00104/APP

Proposal: Retention of Storage Use in association with fencing business and retention of roadway
Determined: 28/03/1996
Decision: Conditional Permission

09/01450/APP

Proposal: Two storey and first floor rear extension
Determined: 29/09/2009
Decision: Conditional Permission

Relevant Planning Policy:

The following policies from the Vale of Aylesbury Local Plan 2013-33 are relevant to the application:

S1 Sustainable development of Aylesbury Vale
S2 Table 1 Spatial strategy for growth in Aylesbury Vale
D4 Housing development at smaller villages
T6 Vehicle parking
T8 Electric vehicle parking
BE2 Design of new development
BE3 Protection of the amenity of residents
BE4 Density of development
C3 Renewable energy
Appendix B; Policy T6 Car Parking Standards

Planning Issues:

The principal planning considerations in assessing the proposals are:

1. Justification for the proposed development
2. Local character and landscape
3. Sustainability and energy efficiency
4. Access and highway safety

Justification for the proposed development:

Prune Cottage has been owned by the applicant Mr Harry Phipps since the early 1980's. The applicant wishes to build a new dwelling on the site to the side of Prune Cottage for members of his family to live in. The existing timber shed and garage with workshop /store will require demolition to enable construction of the new dwelling. Where possible materials salvaged from the demolition will be used in the new construction.

The new house will fit unobtrusively into the site context and provide an additional housing unit to contribute towards the Local Plan housing requirement for Aston Clinton.

The proposed house will satisfy the requirements of the Local Plan policy D4 as set out below:

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 can be served by existing infrastructure

Design – Layout, Scale and Appearance:

In designing the proposed house Local plan policy BE2 has been considered:

BE2 Design of new development

All new development proposals shall respect and complement the following criteria:

- a. The physical characteristics of the site and its surroundings including the scale and context of the site and its setting
- b. The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials
- c. The natural qualities and features of the area, and
- d. The effect on important public views and skylines.

The site for the proposed house is a long rectangular strip at the side of the existing driveway to Prune Cottage approximately 40.5m deep and averaging 7.5m in width. As the adjacent house Reubens Meadow is set back from Main Road like many of the houses in the vicinity, the new house is placed alongside it to minimise any impact and to maintain existing sight lines and view lines from it. The house has a deep plan form with the principal windows and main entrance to the front and rear of the plan to avoid overlooking Reubens Meadow and Prune Cottage. The footprint of the house is 14.9m deep and 6.05m wide, an area of 90.1sqm. The internal floor areas are 73.9sqm at ground floor level and 59.6sqm at first floor level, a total of 133.5sqm.

The proposed house is designed to have a simple architectural form and to be constructed of traditional materials to fit into the architectural and spatial context of the village. It shares some of the architectural language of a traditional barn, the structure will comprise four principal pointed arch frames with beams between, brick walls to a single storey height and a clay tiled roof above. The height to the ridge will be slightly greater than Reubens Meadow but lower than Prune Cottage. The upper storey of the house will be clad with shiplap boarding. Windows and doors will be painted timber apart from the bifold door screen to the living room which will be white powder coated aluminium. All the proposed external materials are found in surrounding houses.

The gable ends of the house accommodate the main window openings and entrance door. Two dormer windows are incorporated into the long side elevation facing the garden to Prune Cottage, one for the bathrooms at first floor level and the other to the stair to bring sunlight from the south-west into the stairwell. Velux roof windows are located on the roof above the stair landing and adjacent void to bring daylight down to the middle of the ground floor. The front bedroom window is a faceted oriel window. The head of the dormers and oriel will follow the roof slope to create a distinctive architectural feature. An example of a similar window built into another project by the architect, Bakery Mews in St Albans, is shown below.

A fireplace for a wood burning stove is to be provided and a chimney to serve it is included in the side elevation towards the garden.



Oriel dormer window at Bakery Mews, St Albans



Sustainability and Energy Efficiency:

The new house will be built to high levels of thermal insulation and airtightness. It is proposed to achieve higher levels of insulation than those stipulated in the Building Regulations and to achieve an EPC 'A rating' for energy performance.

Various sustainability measures are to be incorporated as follows:

1. A grey water system with a concealed collection tank to harvest rainwater for non-potable uses
2. An electrical storage cylinder to provide background heating and hot water
3. Roof mounted photovoltaic solar panels to generate electricity
4. An air source heat pump to provide low temperature hot water for use in heating and hot water systems
5. A small duct high velocity air handling system to provide background ventilation and control humidity
6. 2no. electrical car charging points

18no. solar voltaic panels are shown on the roof which will yield a peak supply of 6kW. The proposed system is integrated into the plane of the roof as illustrated below.



Marley integrated solar panel system

Access:

An opening is to be formed in the existing front boundary wall to provide separate vehicle and pedestrian access to the new house. Two 5.1 x 2.8m parking spaces are to be provided as required by Local Plan policy T6 car parking standards. Two electrical charging points are also to be provided.

There will be ramped access to the front entrance door and a level threshold at the door as required by Building Regulations.

Space for the storage of bicycles will be provided in an external bike locker.

Summary:

This proposal will add a single dwelling to Buckland village for use by the existing residents. The house is designed to meet the design criteria set out in the Vale of Aylesbury Local Plan and to fit into the local context whilst providing a dwelling built to high energy performance and sustainability standards.

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