



EQUINE & RURAL PLANNING

EQUESTRIAN, RURAL AND AGRICULTURAL PLANNING SPECIALISTS

T: 01258 722865 **E:** info@equineplanning.co.uk **W:** equineplanning.co.uk

Forge Cottage

Dewlish

Dorchester

DT2 7LR

Design and Access Statement

Retrospective

**Extension of Existing Residential Garden Amenity Area
and Erection of Garden Shed for Residential Amenity Use**

At

**Bellaire Grange, 14c Hackwood Lane,
Cliddesden, Hampshire RG25 2NH.**

For Mr D Raggett and Miss S Pashley

December 2022

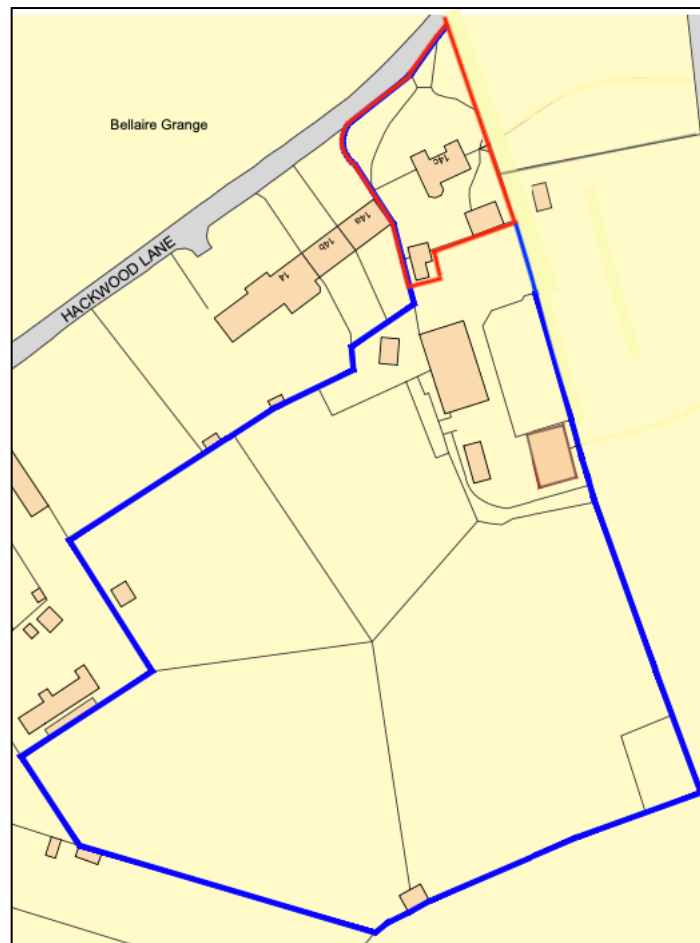
Contents

Introduction	3
Proposed Garden Amenity Shed	5
Site Layout	6
Previous Relevant Planning History	7
Flood Map	7
Access	7
Landscape and Amenity Impact	7
Local and National Planning Policy	9
Other Policy Considerations	12
Conclusion	12

Introduction

This Design and Access Statement has been prepared by Equine and Rural Planning Ltd, on behalf of Mr D Raggett and Miss S Pashley, in respect of the submission of a retrospective planning application to extend the residential garden amenity area and for the erection of a garden shed for residential amenity use within it.

This statement has been prepared to provide a description of the site and surrounding area and then go on to explain the proposal and explore the relevant national and local policy guidance. This statement will demonstrate that a reasoned and appropriate approach has been adopted in the preparation of this application proposal.



Land Holding

Background and Proposal

Bellaire Grange, and the land holding within the ownership of Mr D Raggett and Miss S Pashley, is of some 5.6 acres. The property lies to the east of the village of Cliddesden, approximately 2 miles south of the centre of Basingstoke and 6 miles south west of Hook. The land holding is made up of existing residential use within the main dwelling curtilage and permitted equestrian use of the adjoining land which is used privately in connection with the applicant's own horses.

The application area comprises a small piece of land on which a residential amenity shed was constructed during 2020. This L-shaped structure is partially within the residential curtilage of the main dwelling and partially within the land area beyond this which is in permitted equestrian use. It is sited 2.2 m away from the western boundary of the main property holding. There is an existing tall hedge and boundary fencing both within the applicants ownership, which separates them from the neighbouring property.

The proposal is to extend the existing residential amenity land area to cover that which relates to the siting of the shed. The footprint of the shed equates to 41.02 m², which includes 9.9 m² of covered decking area. The size of the additional area of amenity land required totals 67.5 m² and allows for a small amenity area around the shed structure. The hatched area shown on the supporting block plan indicates the extent of the required residential amenity land for this application.

The immediate area adjacent east of the shed is designated as permitted equestrian land and includes a hard gravelled services/yard area which is used in relation to vehicles tending the septic and oil tank as well as vehicles used in relation to the equestrian purposes, including maintenance of the land.

The septic tank has been within this area since July 2011 and the oil tank has been in situ since at least March 2012. They are both located outside of the designated residential curtilage as identified on the plans and documents related to a previous application for the erection of a replacement dwelling, BDB/73138, decided 10/11/2010. Therefore, they are considered lawful in terms of development as they have been in situ for more than 10 years.

Existing Residential Structures

- Main Dwelling
- 2 Bay Garage

Site Photographs



View North from Existing Gravelled Area



View North from Existing Gravelled Area at rear of property



Southern Elevation of Shed



View South from within residential curtilage

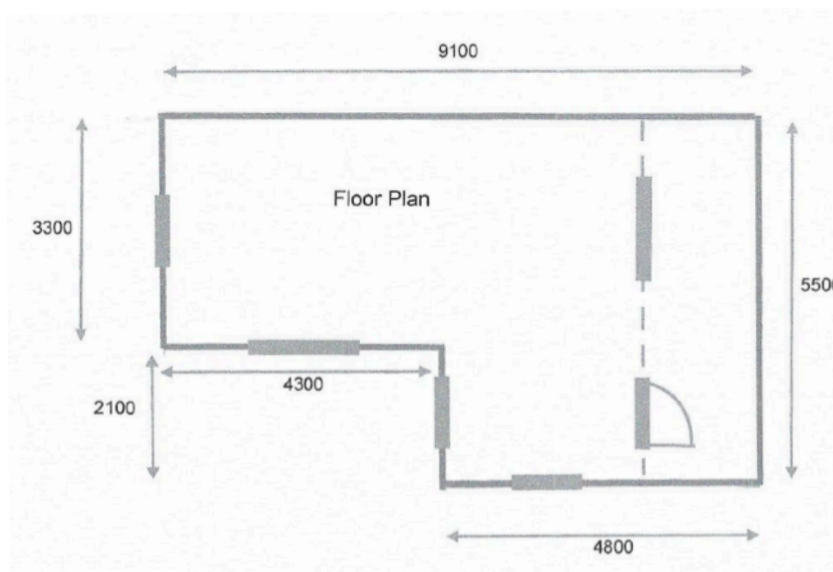


Northern Elevation of Shed

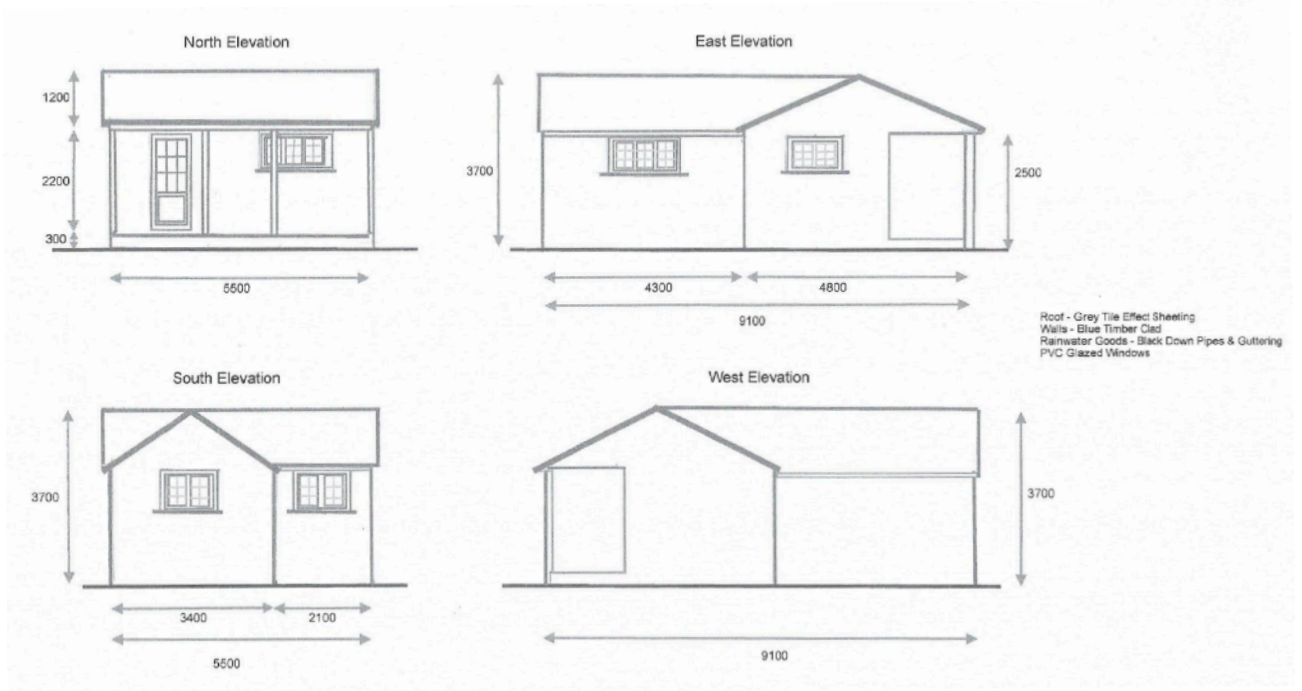
Proposed Garden Amenity Shed

The proposed retrospective L-shaped garden shed is positioned 2.2 m from the western boundary. It is made up of a timber frame built upon railway sleepers, has light blue painted timber cladding, a grey tin profiled roof and white PVC windows.

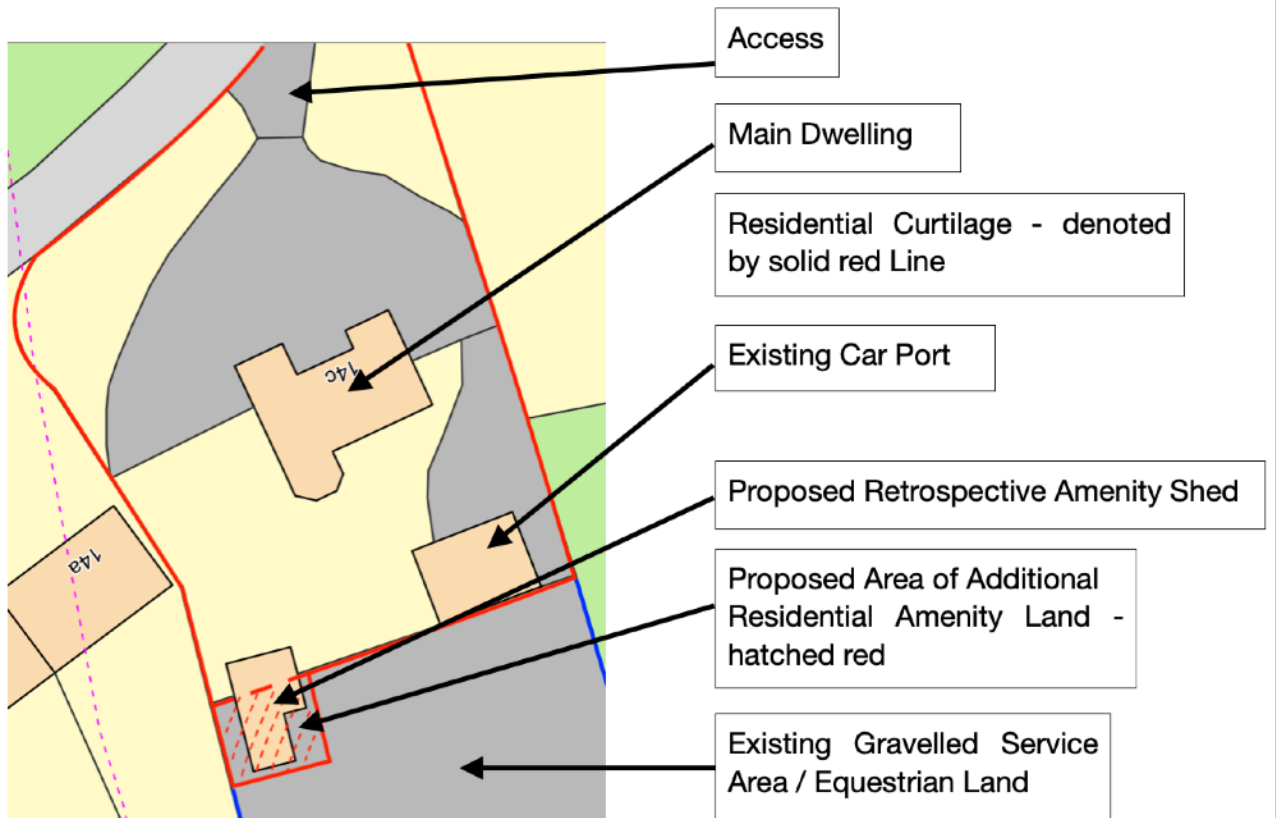
The size of the shed is 5.5 m x 4.8 m + 4.3 m x 3.3 m, equating to 9.1 m in length on the western elevation. On the northern elevation which faces the residential garden area there is a covered decking area 1.8 m x 5.5 m, included within this footprint. The height to the eaves is 2.5 m and the ridge is 3.7 m.



Northern elevation facing into residential garden



Site Layout

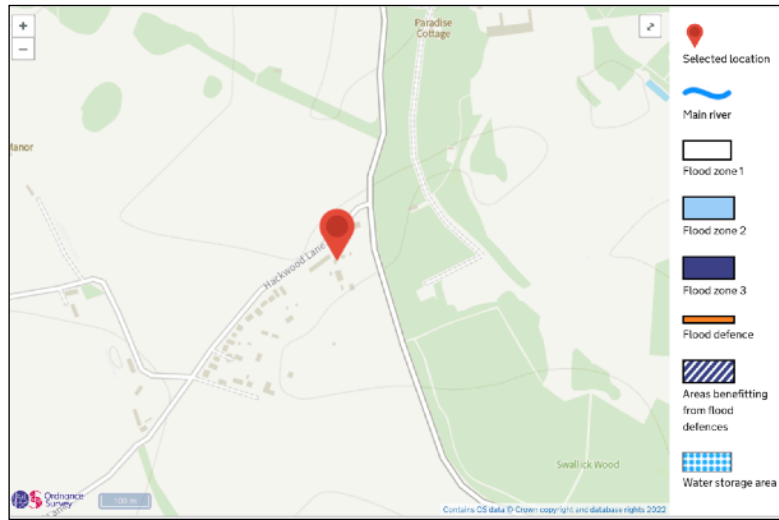


Previous Relevant Planning History

15/04246/HSE - Erection of two storey side extension following demolition of existing single storey extension - Approved.

BDB/73138 - Erection of a replacement dwelling and detached double car port - Approved.

Flood Map



The site is within Flood Zone 1 - an area with low probability of flooding.

Access

Access to the proposed shed is via the existing residential curtilage garden area at the rear of the main dwelling.

Landscape and Amenity Impact

The siting of the shed adjacent to the western boundary is not considered to have any impact on the surrounding landscape. The structure is not visible to the wider area and is contained to the rear of the main dwelling, adjacent to existing buildings in residential use. Longer range views from the east, south and west of the property are largely obscured by the existing larger agricultural style buildings on the land holding which have equestrian uses, as well as by existing hedging, trees and vegetation.

The application site is large enough to accommodate the garden amenity shed and the siting will not impact on the equestrian use of the land area adjacent to it or interfere with any vehicles accessing this area.

Site of Garden Amenity Shed



The shed does not overlook the neighbouring property. It is located 2.2 m from the boundary between the two properties. There are no windows on the western elevation. An existing well established vegetated hedge line on the west separates the property along the length of the neighbouring boundary. The structure does not have a significant overbearing impact or result in a loss of outlook or privacy. Therefore, it is considered there is minimal residential amenity impact.



Siting of Garden Amenity Shed adjacent to established hedge to boundary with neighbouring property

There are no highways or access impacts related with the proposal.

Local and National Planning Policy

National Planning Policy Framework July 2021

Section 12 - Achieving well-designed places

States that creating high quality buildings and places is fundamental to achieving good planning and development.

Paragraph 130

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Basingstoke and Dean Borough Local Plan 2011-2029 adopted May 2016.

Policy SD1 – Presumption in favour of sustainable development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted.*

Policy EM1 – Landscape

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:

- a) The particular qualities identified within the council's landscape character assessment and any subsequent updates or relevant guidance;*
- b) The visual amenity and scenic quality;*
- c) The setting of a settlement, including important views to, across, within and out of settlements;*
- d) The local character of buildings and settlements, including important open areas;*
- e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;*
- f) Intrinsically dark landscapes;*
- g) Historic landscapes, parks and gardens and features; and*
- h) The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.*

Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.

Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.

Policy EM10

All development proposals will be of high quality, based upon a robust design-led approach.

1. Development proposals (excluding household extensions²⁸) will be permitted where they:

- a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;*
- b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;*
- c) Positively contribute to the appearance and use of streets and other public spaces;*
- d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents²⁹, and which take into account the urban, suburban or rural location of the site;*
- e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and*
- f) Minimise energy consumption through sustainable approaches to design.*

2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:

- a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;*
- b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;*
- c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;*
- d) Are visually attractive as a result of good architecture;*
- e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and*
- f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.*

Other Policy Considerations

- Cliddesden Village Design Statement
- Design and Sustainability Supplementary Planning Document

Conclusion

- The area of residential amenity land as an extension into the area of equestrian land is minimal and does not create an unacceptable sized garden amenity area.
- The size of the amenity space remains appropriate to the location and character of the main dwelling. It is consistent with other properties in the locality which generally have similar sized gardens.
- The location of the garden amenity shed is appropriate to the surroundings and is well screened by existing structures and vegetation.
- There are no residential amenity issues in relation to the privacy of the neighbouring properties.
- There is no change to the existing access arrangements to the site.
- The provision of the garden shed is for the private use of the applicants and is ancillary to the enjoyment of the main dwelling.