

Design & Access Statement

Proposed Single Storey Rear Extension At The Granary Barn, Bradfield Road, Wix, Manningtree, Essex, CO11 2QH. For Mr & Mrs J. Taylor.

1. Introduction

This Design & Access Statement (DAS) accompanies a householder planning application for a new single storey extension to the rear of The Granary Barn, Bradfield Road, Wix, Manningtree, Essex, CO11 2QH. The DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (Development Management Procedure) (England) Order 2015, & it is considered that this statement accords with the advice contained within the Development Management Policy Annex: - Information requirements & validation for planning applications issued on 16th March 2010.

Although the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2013 removed the requirement for Design & Access Statements to be submitted with minor planning applications, this Design & Access Statement has been prepared & submitted to help enable and assist the planning department in the processing of this planning application, & to help explain the rationale behind the proposals, the development sites links to local amenities & the local public transport system & thereby justify the overall sustainability of the proposed development site.

2. Requirements This proposal seeks to obtain permission for a new single storey rear extension in order to deal with the applicants changing healthcare needs. The applicant Mr John Taylor has recently been diagnosed with a potentially serious illness that requires regular treatment at the local hospital in Colchester. This treatment has been successful so far & he has recently been given the “All Clear”, however his health situation is going to need regular monitoring & assessments & possible further treatments going forward, & the after effects of his illness have left him breathless, and with some mobility issues which makes climbing the stairs quite an arduous task at the moment, hence the decision to construct a purpose-built ground floor bedroom & en-suite, & with an orangery so that Mr Taylor can have all the accommodation needed in order to deal with his current medical condition & mobility issues & needs on the ground floor of The Granary Barn.

3. Use & Site History The existing dwelling on the site “The Granary Barn” was converted into a dwelling in approximately 1992 & is a Grade II listed building which is situated close to Wix Abbey & St. Mary’s Church at the top of Bradfield Road on the outskirts of Wix. From my discussions with the applicants, we believe that the Listed elements on the building relate only to the existing main frames supporting the building that divide the building up into seven sections as shown on the accompanying floor plans. The finishes inside & outside of these historic frames were installed during the 1992 conversion works & makeover, & therefore are of modern construction & insulated to the building regs standards applicable at that time, as shown on the accompanying site photos, which show a modern barn conversion.

Following the initial 1992 barn conversion there followed a successful planning application for a detached garage/cart lodge on the site, followed by further successful applications to extend the graveyard, & provide a vehicle access too & from the site.

There is ribbon development running along the top end of Bradfield Road on the same northern side of the road as the site, as well as a number of detached & semi-detached individual properties further down on the opposite southern side of Bradfield Road as well, & this has been established for quite a long time. Next door to the proposed development site is a new development of two business units which has recently been approved by TDC Planning Department, which will provide a headquarters & distribution depot for PMC Landscapes & also Browns Roofing. Following the development of the neighbouring sites next to Wix Abbey, the applicants applied for outline planning approval for four detached dwellings along the Bradfield Road to the South & this planning application **16/00519/OUT** was finally granted planning approval on 15th July 2016. The development site in question was subsequently sold to a developer & a reserved matters application was submitted & approved for the four new dwellings, which have now been built on the site & are all now occupied by their new owners.

In considering this previously approved neighbouring development it has been assumed that full consideration was given by the planning department to the Sustainability of these businesses in this rural location in terms of their, Economic, Social & Environmental Roles within the community, as well as their links to the local transport system & local amenities, such as schools, shops, Public Houses, Doctors Surgeries and the like?

With the above in mind it is considered that the proposal for a new single storey rear extension & some minor internal alterations to the internal fabric of the building that relates to the areas constructed during the 1992 barn conversion & not to any of the historical main frames supporting the building on the development site, will have no social implications, or historical impacts for local residents or local businesses, & the nearby neighbouring historical assets due to its location behind the existing Granary Barn.

Principle Of Development: The Government on 27th March 2012 published the National Planning Policy Framework which took immediate effect with regards to the determination of planning applications. It is considered that the following provisions are relevant to the determination of this application.

The presumption in favour of sustainable development – Paragraph 11 sets out that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This should be seen as a golden thread running through both plan making & decision taking.

Paragraph 7 aims to provide a definition of sustainable development & it sets out that there are three dimensions to sustainable development which are economic, social & environmental in order for a development to be classified as a sustainable development all three dimensions must be met.

Economic Role:- This application proposes the construction of a single storey extension & some minor internal alterations on the development site & it is considered that allowing this application to be approved will have a direct economic benefit to the local economy particularly during the construction period. It is proposed that locally sourced labour will be used by the applicant and that it is envisaged that locally sourced materials/local merchants/firms will be utilised as appropriate.

Furthermore, whilst the use of the site for residential purposes does not have any direct economic output, allowing additional extensions to be built within sustainable

locations within settlements can have a positive impact upon local business & services by increasing the customer base & improving their ability to be self-sustaining. In this regard it is considered that the proposed development meets the economic role in terms of the definition of Sustainable Development.

Social Role:- The application will enhance the applicants lifestyle following their recent healthcare issues & In this regard, it is considered that the application is in accordance with the social role in terms of the definition of Sustainable Development as set out within the NPPF.

Environmental Role:- The site is located in a sustainable location & is an extension of an already established private dwelling with direct access to many of the key service provisions & with direct access to the local public transport network. The site is at present a grassed paddock area used for agricultural purposes & is owned by The Granary Barn. The proposed development is seen as the best way of making effective use of the existing building and to enhance the living area in the building. The development will have a negligible visual impact upon the local area, neighbouring properties or the nearby historical assets, being of single storey design of a scale & finishes detailed to look like an agricultural outbuilding & subservient to the host dwelling.

The new extension will be constructed to a high quality utilising environmentally friendly construction methods & materials where appropriate. It is considered that allowing this application to be approved will enable the applicants to live in a much enhanced family dwelling which is environmentally sustainable & makes the best & most effective use of the land. Development on this site therefore is fully in accordance with the environmental role in terms of the definition of Sustainable Development.

The NPPF makes it clear that these three roles should not be taken in isolation because they are mutually dependent. Paragraph 14 sets out that at the heart of the NPPF is the presumption in favour of Sustainable Development which should be seen as a golden thread running through both plan making & decision taking. As set out above, it is considered that this proposed development fulfils all of these three roles & therefore the development as proposed is classified as “Sustainable Development”!.

It is therefore considered that the presumption is in favour of the proposals hereby presented which fully comply with the principals of the NPPF and the application should therefore be considered favourably.

In terms of the hereby submitted application the NPPF also makes it clear at paragraph 17 that one of the core planning principals is to “proactively drive and support sustainable economic development to deliver the homes, business & industrial units, infrastructure and thriving local places the country needs. The application will assist in delivering much needed improved housing for the area and will have a positive impact upon the local economy during the construction phase & therefore this proposal should be supported.

Paragraph 50 of the NPPF relates to the need to deliver a wide choice of high quality homes, widen opportunities for home ownership & create sustainable, inclusive & mixed communities. The application as proposed provides a much enhanced family home & is considered that the proposed extended dwelling will contribute towards a varied choice of housing within the local area.

4. Setting The existing dwelling proposed for development is to the north of the recently constructed four dwelling development to the side of existing ribbon development running along the northern side of Bradfield Road, Wix. The existing site that comprises of both domestic & agricultural land is situated on the outskirts of Wix, between the domestic properties along Bradfield Road, & Wix Abbey & St. Mary's Church directly behind the recently constructed development site. The proposed development site lies along Bradfield Road, which is a small rural village road with a max speed limit of 40mph that links Bradfield to Wix. The existing development running along the north side of Bradfield Road consists of varied sized detached & semi-detached houses & bungalows in a rather sparse ribbon form of development, with individual detached dwellings in a sparser form of development to the south side of Bradfield Road.

The proposed development site currently forms a paddock area to the rear of the existing dwelling (The Granary Barn). Our new development proposals will result in a slight loss of amenity, that will not have an overbearing impact on either the host property or the neighbouring properties on either side of it, & indeed will provide spacious detached accommodation for the applicants once completed.

The existing access road serving The Granary Barn, Wix Abbey & St Marys Church, is jointly owned by the client & Wix Abbey. The client provides car parking on his site for the parishioners of St. Marys Church, & maintains this facility along with the upkeep & maintenance of the existing hedges, boundary fences & overall landscaping to St. Marys Church as part of this agreement between the two parties. St, Mary's Church normally enjoys a congregation of between 12-20 parishioners on any typical Sunday service, which can extend to numbers > 100 for special occasions such as weddings, christenings & funerals. The Church & Wix Abbey are both listed buildings & date back to the 1500's, & can therefore be considered as long established & important buildings within the local community.

To the west of the proposed development site lies Pond Hall Farm, Bradfield Road Wix, approximately ½ a mile away which has been a longstanding business site that used to house Tendring Construction, & now provides a base for Carlssons, with regular HGV lorries delivering & collections from the site.

From a personal point of view the construction of these new extension will obviously benefit the clients changing health needs, but will also provide employment & income for local builders, suppliers & the like etc, as well as helping to sustain the local community, i.e. shops & schools etc in the nearby villages of Wix & Bradfield. The existing public footpath from the extremities of the existing ribbon development along Bradfield Road, Wix provides continuous & safe pedestrian access right into the heart of the village of Wix, & with the bus stop installed along Bradfield Road as part of the recent four dwellings development, the site is extremely well linked to the local community & the local public transport network beyond.

5. Design Principles & Concepts

5.1 Amount The existing overall site at The Granary Barn is “S shaped” in profile on plan with an area of approximately 20,602 sq. metres (2.06 hectares) as shown on the accompanying site plans & the location plan edged in red.

5.2 All of the properties along Bradfield Road in the immediate vicinity of The Granary Barn are either 1950's, 1960's, 1970's, & 1980's detached & semi-detached houses, or bungalows, which have been extended & altered over the years & therefore the proposal for a single storey rear extension on this plot to the rear of the host dwelling would not look out of place in the current street scene.

NPPF recognises that new development cannot be viewed in isolation, & seeks to promote designs & layouts that which make efficient use of the land available, including the encouragement of innovative design approaches that deliver high quality outcomes that are easily accessible & well connected to the local community facilities, services, & public transport systems, whilst at the same time providing a well laid out design that is safe, accessible & user friendly to the main users & the local community with regard to pedestrians, cyclists & other vehicle users, while providing safe parking for the main users of the buildings. NPPF also recognises the need for new buildings to be well integrated & to compliment the neighbouring buildings & properties & fit in well with the local community in terms of scale, density, layout & access in order to enhance the local character. It emphasises the wider context & townscape. These themes are also reflected in the adopted Tendring District Council's Local plan 2007 through policies QL1, QL9, QL10, QL11, HG9, COM6, EN1, TR1A, TR7, & Tendring District Local Plan –Proposed Submission Draft (2012) as amended by the Tendring District Local Plan : Pre-Submission Focussed Changes (2014) SD4, SD5, SD8, SD9, PEO1, PEO4, PEO8, PEO22 and NPPF – National Planning Policy Framework. Supplementary Planning Guidance: Parking Standards Design and Good Practice Guide (2009). Essex Design Guide (2005) Public Open Space SPD (2008). Any proposal for a single storey rear extension to the rear of the host dwelling of this size would not be in conflict with any of these policies. These policies also confirm that any new proposals also relate well to their surrounding & neighbouring properties, & new designs are to also reflect the design principles specified in the Essex Design Guide.

The proposed extension design takes on board the criteria set out in the Essex Design Guide & modern design concepts etc. Therefore, our new proposals have been designed with these considerations in mind, to ensure that our proposed new construction are of traditional rural outbuilding design & relates well with, & enhances the local rural environment & does not look out of place in context with the overall rural street scene & views from adjoining properties, and neighbouring historical assets, whilst encompassing the themes set out in the Essex Design Guide.

5.3 The existing site is quite deep & is large enough to accommodate the proposed rear extension of this size. The site is large enough to cope with this additional development & easily meets the minimum private amenity space requirement of 100 sq. metres per unit minimum set out in TD6 of the TDLP. Indeed, our proposals will provide rear private amenity space far in excess of 100 sq. metres to the existing host dwelling when complete. There are no plans to use any part of the site for any other purpose other than for private residential use.

5.4. Our new proposals will maintain safe vehicle & pedestrian access too & from the existing host dwelling onto Bradfield Road that will be hopefully acceptable to the highway authorities, with good visibility splays towards both the east & west along Bradfield Road, with parking available to the existing host dwelling of a minimum of 4+ vehicles if required as shown on the proposed site plan.

The sighting of the new extension will not have an adverse effect upon the other neighbouring owners in Bradfield Road, or the neighbouring historical assets. The single storey extension design proposed ensure that there are no overlooking issues in regards to the neighbouring properties. Therefore, there are no unusual issues raised in terms of loss of amenity or privacy to adjoining properties due to overlooking from our new proposals to any of the neighbouring properties. In conclusion of the above analysis the development of the existing site for a new single storey rear extension of this size & design is the correct amount of development in the context of this site.

6. Layout

6.1. The new extension will be situated to the rear of an existing established barn conversion in an established & rural neighbourhood, & our new proposals will have very little impact upon any of the adjacent neighbouring properties or the overall rural community. The rear garden of the host dwelling are surrounded by well-kept gardens with a variety of established trees, shrubs & bushes to the front, rear & side boundaries with the neighbouring properties & therefore our new proposals will not affect the enjoyment of neighbouring properties & indeed when complete will enhance the overall neighbourhood & help improve the landscaping on this site.

6.2 The building line along Bradfield Road, Wix is well established and from the site location plan there is some form of building line established along Bradfield Road. My client wishes to construct the new extension to the rear of the host dwelling which will virtually obscure any views of it from Bradfield Road & therefore this issue is largely irrelevant when considering this planning application.

6.3 In considering the proposals attention has also been given to crime issues. This is identified as a key issue in PPS1. The new extension has also been designed with reference to policy TD20 in the TDLP. Whilst this criterion is primarily for larger housing developments it is still considered that the criteria (i), (v), (vii) & (ix) are all addressed when considering the new design. Reference has also been made to made to “Safer Places-The Planning System and Crime Prevention” published by the OPDM in 2003. It should however be born in mind that this new development is on the site of an already established residential area & that we are not proposing to make the situation any worse than currently exists, & therefore much of the previously mentioned guidance will be fairly irrelevant. All of the door, window & rooflights locks, handles & hinges etc will be installed to the latest PAS24 building regs standards.

7. Scale

7.1. The new single storey rear extension is 6.1 metres wide x 11.3 metres long & will have an internal floor area of approximately 64sq. metres floor area. The roof to the extension is to be a pitched roof set to a pitch of 30 degrees & with an overall ridge height of approx. 4.75 metres so that the extension is subservient to the host dwelling in order to meet the criteria set out in the Essex Design Guide, all as shown on the accompanying plans & elevations.

All of these features ensure that the new extension is of an appropriate scale & not detrimental to the enjoyment of the other dwellings along Bradfield Road, & is of a design & style of materials that blends in well with, & enhances the overall rural countryside environment in the surrounding area.

7.2. The circular accompanying the regulations says that a DAS must explain how the design can be justified in terms of human scale, however as this application is for a domestic extension designed to relate well to its neighbours it is therefore considered to be well related to human scale.

8. Landscaping

8.1. The new extension is to be sited towards the rear of the existing dwelling (The Granary Barn) in Bradfield Road, Wix & therefore their impact upon the front garden area will be negligible. The new extension will mean the loss of some area currently used as a paddock area, however this loss of amenity space available to the new owners will be negligible due to the size of existing plot. The existing site has some established trees, bushes & shrubs to the front, side & rear boundaries of the property that have been well maintained by the current owner, & these will need of care and attention in order to ensure that they thrive in the extended dwelling. The surrounding garden areas will generally be laid to lawn upon completion.

8.2. The circular accompanying the regulations says that a DAS must explain how landscaping will be maintained. In this instance all of the space will be within the existing private dwelling house and the owners will maintain the landscaping as in any normal domestic situation.

9. Appearance

9.1. As previously stated, the existing host dwelling The Granary Barn was converted back in 1992 & the existing listed main frames were completely covered by modern materials as shown on the accompanying photos. The existing roof is finished in terracotta concrete pan tiles, with black stained feather edged boarding on a red facing brickwork plinth to the walls. The existing doors & windows are a mixture of brown stained hardwood double glazed units, or black powder coated double glazed aluminium units, & with black stained softwood doors to the garages etc.

The new single storey rear extension has been designed to look like a more subservient rural outbuilding & has a 30 degree pitched roof finished in a natural slate roof finish, with graphite grey coloured aluminium rooflights. The external walls are to be finished with a matching black stained featheredged boarding on a red facing brickwork plinth. The doors & windows are to be black powder coated double glazed aluminium units. The existing 1992 built internal studwork wall between the existing WC & the Utility is to be removed as part of these proposals & the existing 1992 installed window serving the WC & Utility are to be blocked up as part of these proposals as well. None of the proposed external extension works or the limited internal alterations affect the historical Listed main frames of the building.

9.2. The design fully responds to the most recent government guidance in PPS1. By building to the Eco Homes standard the design responds to the need for development to be sustainable as set out in PPS1. The design fully complies with policies TD1, TD2 & TD3 of the TDLP.

9.3. The circular accompanying the regulations refers to issues such as circulation routes, seating & lighting etc. but these issues are not applicable to a private dwelling house.

10. Access

10.1. Access to the existing transport system.

The existing and already established host dwelling The Granary Barn is situated on a large plot to the north of the main Wix settlement & situated away from the local school, shop, garages, public houses & other local amenities etc in Wix & other outlying areas & therefore access to these local amenities is either on foot or by cycle or motor vehicle, with public transport available immediately outside the site frontage along Bradfield Road, & a public footpath linking the site to Wix to the south.

The local area is relatively flat & lying on a gentle incline in Bradfield Road, Wix as a whole & there is generally good access to all of the community for more able-bodied members of the community. The vehicle access & egress too & from Bradfield Road too & from the existing host dwelling & St. Mary's Church is already established & therefore pedestrians do need to take precautions when dealing with the local traffic.

There are no steep slopes & gradients etc. for the public to concern themselves with in the immediate vicinity of the development site. Generally, the overall site can be considered as relatively flat. As the new extension is to be constructed to the rear of an already established dwelling these issues have limited relevance, bearing in mind the proposed building work. The proposed extension has been designed with mobility in mind in order to help deal with the applicant's recent health issues & therefore all matters relating to access, circulation & overall usability of the new extension & existing dwelling will be of paramount importance in the overall design of the building.

10.2. Public transport is well provided for in Bradfield Road, Wix, with a main line railway station Manningtree approx. five miles away, & Dovercourt station approximately 6 miles away & with regular half hour bus links available on the main road (Bradfield Road) through Wix during normal hours for all types of users in connection with their employment, shopping & entertainment etc. There is a new bus stop to the site frontage to take advantage of the existing public transport links.

10.3. There is also a good road network in the area linking Bradfield Road, Wix to the nearby Tendring, & Colchester districts for car users, with the main road (Bradfield Road) linking Wix via the nearby A120 Harwich By-pass to Tendring, Babergh & Colchester districts.

10.4. There will be ample parking at for 4+vehicles on the front drive & turning area + garage to the host dwelling which is already established. We have therefore not had consultation with Essex County Council Highways Department when preparing this application; however, we hope that the proposals submitted will hopefully be acceptable to the highways department.

11. Inclusive Access

11.1. As this application is for a single storey rear extension to the rear of the existing host dwelling the reference to wider consultation in the regulations is not applicable in this instance.

11.2. Policy TH11B of the TDLP refers to housing suitable for disabled people. There are detailed requirements in the 6 criteria set out in appendix 14. Whilst the second criteria are not relevant to this proposal, the other criteria are. The plans have been designed to show compliance with the other five criteria. The access into the extended host dwelling & the internal layout of the dwelling has been designed to take into account the full requirements set out in approved document M (Disabled access) of the building regulations to ensure that the existing host dwelling is completely user friendly towards disabled & elderly visitors/occupiers to the dwelling.

12. Consultations

12.1. The client has discussed the proposals with the neighbours in Bradfield Road, Wix, & has received a favourable response, & they will no doubt be consulted as part of the planning process and their comments and views taken into account when considering this application. The client has discussed the application with the owner of Wix Abbey & has received positive & favourable feedback to the proposals.

12.2. We have not discussed the proposals with Tendring District Council Planning Department & their views will no doubt be taken into account when dealing with this planning application.

12.3. The Local Parish Council have not been consulted during the planning application process and their comments and views will no doubt be taken into account when determining this planning application.

12.4. We have not consulted Essex County Council Highways Department prior to this submission, as the existing vehicle access & parking on the site will remain as existing.

12.5. Due to the already well established well-kept & domestic condition of the existing gardens & the minimal impact of the proposed extension on the existing host dwelling on the existing site vegetation, we have not consulted an Arboriculturist or had a phase 1 habitat survey carried out as part of this planning application.

12.6. The site is not in a flood zone, & therefore we have not had any consultation with the environment agency regarding this issue.

13. Conclusion.

From the above assessment there would appear to be many positives & the potential for a good degree of overall benefit for the owners in granting planning approval for this proposed extension without any foreseeable negatives in terms of the historic rural setting? The owners have had to reassess their living arrangements following Mr Taylors recent quite serious health issues & ongoing treatment, & the construction of the proposed extension will greatly enhance the owner's living accommodation which has been designed to adapt & meet their current health needs. It is therefore respectfully requested that with all the above taken into account, and with consideration given to the positive health care benefits of this proposal, that planning permission be granted for our proposals.