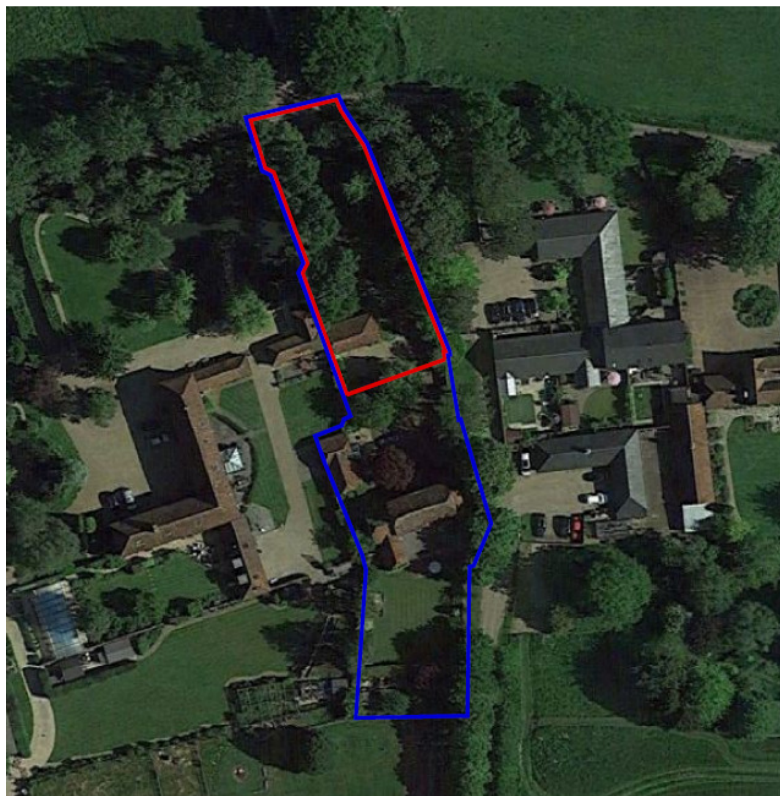


# DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

Conversion and extension of detached garage to provide a separate dwelling.

THE GRANARY, READS LANE  
CUBLINGTON  
BUCKINGHAMSHIRE  
LU7 0LE



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# 1. Introduction

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Blackwood Architects has been instructed to prepare this Design and Access Statement in support of this planning application to investigate options to convert the existing garage into a separate dwelling.

## 2. Application background

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### 2.1 Site and building description

“The Granary” is a detached dwelling with two detached buildings; a garage (application site) and an independent dwelling.

The application site is located on the south side of Reads Lane in Cublington and includes a garage with a log store ancillary to the main dwelling. The building is set back from Reads Lane by approximately 43m with the main dwelling set a further 35m into the plot, south of Reads Lane.

The timber framed building is clad with horizontal timber boarding with pitched roofs with plain clay tiles. The building sits on a brick plinth. The building has openings on its southern elevation facing back towards the host dwelling and annexe.

The vehicular access leads into the site from Reads Lane, down a long driveway to a shared parking/turning area for the main dwelling and the annexe.



*Existing photographs*

## 2.2 Planning History

A search of Buckinghamshire Council's website has identified the following planning applications relating to the site:

Reference	Proposal	Decision
81/00696/AV	Granny Annex	Withdrawn
87/01188/APP	Extension to garage to provide playroom/cloakroom	Approved 28/08/87
87/01189/ALB	Proposed extension to provide ground floor playroom and cloakroom	Withdrawn
89/03022/ALB	Extension to dwelling	Approved 15/02/90
89/03023/APP	Extension to dwelling	Approved 15/02/90
95/00930/ALB	New window and door canopy fireplace alterations	Approved 10/07/95
01/02160/APP	First floor side extension and erection of carport/garage with covered walkway	Approved 19/10/01
01/01868/ALB	First floor side extension and erection of carport/garage with covered walkway	Approved 19/10/01
06/00680/APP	Two storey side extension	Refused 25/05/06
06/00681/ALB	Two storey side extension	Refused 25/05/06
10/02259/APP	Conversion and extension of detached garage to provide residential annexe	Refused 24/02/11
11/00319/APP	Detached garage with log store and tarmac hardstanding	Approved 01/07/11
12/00338/APP	Conversion of garage and front extension to create annexe	Approved 10/04/12
14/02622/APP	Single storey rear infill extension	Approved 17/11/14
21/04426/ACL	Certificate of lawfulness application for existing use of studio building as an independent dwelling	Approved 12/01/22

The garage was granted consent under the application 11/00319/APP and the proposed conversion has sought preapplication advice (reference: 19/02011/PREMTG)

Other relevant planning history:

Reference	Proposal	Decision
10/02230/APP	Land Adjacent To Creslow Lodge, Reads Lane New detached dwelling and garage	Refused – Allowed on appeal reference APP/J0405/A/11/2146516
13/03020/APP	Land Adjacent To Creslow Lodge, Reads Lane Erection of one new detached dwelling and double detached garage	Approved
12/02527/APP	The Old Stables, Reads Lane Single storey extension to outbuilding to form self-contained	Approved

### **2.3 Designations**

The site is located within Cublington Conservation Area, Great Crested Newt Impact Zone and Quainton Wing Hills Area of Attractive Landscape.

The Granary was formerly designated as a grade II listed building but was de-listed in 2011. The Old Stables to the west of the site is a grade II listed building.

## **3. Application proposal**

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### **3.1 Preapplication advice**

The application has sought preapplication advice (reference: 19/02011/PREMTG).

The opinion of the officer is that “the principle of the conversion of the building to a dwelling is generally considered acceptable, however as detailed above, there are concerns with the current scale and design of the proposed extensions to the building.”

### **3.2 Design**

Following the preapplication advice comments, we have reduced the scale of the proposed development and removed the extension toward the North side of the site, where its footprint is within the RPA of the adjacent oak tree. Now, the existing building is only extended to the South where no trees are affected.

The proposal consists of retaining the existing barn form with an extension to the South. The new dwelling will have a hall giving access to a double bedroom, a bathroom, a home office study, an open plan kitchen, dining and living room.

The proposal endeavours to retain the existing barn form and attractive pitched roof forms with different eaves heights. The characteristic log store on the East elevation facing the driveway is retained.

The construction will be oak frame with a low brick plinth to match the existing building. New grey french doors and side windows will be placed between timber posts to emphasise and complement the original construction.

A new gable will be inserted to the north elevation to bring access and natural light to the study.

Conservation rooflights will provide natural light and ventilation to the bathroom and entrance hall.

### **3.3 Access and Parking**

The vehicular access leads into the site from Reads Lane, down a long driveway to a shared parking/turning area that is not affected. 2 No new parking spaces will compensate for the conversion of the 2 No existing parking bays.

### **3.4 Ecology and Biodiversity**

The site has been identified within a Great Crested Newt impact zone, but given the scale of the proposed development, it is considered unlikely that it would impact Great Crested Newts and their habitat. To ensure any Great Crested Newts are protected, we propose to establish an exclusion zone during the works and a plan of action as shown on the drawing “RHC - 07”.

All trees will be retained and a new hedge will be planted to contribute and enhance the natural and local environment.

### **3.5 Trees**

The proposal has been amended so all Root Protection Areas will remain unaffected by the new development.

We have established protection measures during the works as shown on drawing "RHC - 07" to ensure that the trees are not damaged.

### **3.6 Flood Risk**

The site is within a very low risk surface water zone, however, the proposed paved courtyard area will use permeable paving as requested in the pre-app advice.

## **4. Heritage Statement**

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The building is a relatively new oak framed barn built in 2012 and the host building is no longer listed, the host building is still a building of heritage note and the site is located in the Cublington Conservation Area and Quanton Wing Hills Area of Attractive Landscape.

The proposal will preserve and enhance the rural character and appearance of the site and the surroundings and cause no harm to the neighbouring residential amenity. The reduced scheme respects the original building scale and layout and reflects the simple L-shape form of the neighbouring outbuilding.

The materials will match the existing building including clay tiles roof, timber cladding and brick plinth.

A new hedge will be planted between the boundary of the proposal and the host house to create a visual barrier between the two and thus retain privacy for both properties as recommended in the pre-app advice.

## 5. Policy

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### 4.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (2019)

### 4.2 Local Plan

The application site falls under the Vale of Aylesbury Local Plan (VALP), adopted in September 2021.

Policies considered relevant to this scheme include:

- S1: Sustainable development for Aylesbury Vale
- S2: Spatial strategy for growth
- S3: Settlement hierarchy and cohesive development
- D4: Housing Developments at smaller villages
- H6c: Accessibility
- T1: Delivering the sustainable transport vision
- T6: Vehicle Parking
- BE1: Heritage Assets
- BE2: Design of New Development
- BE3: Protection of Amenity
- NE1: Biodiversity and Geodiversity
- NE4 Landscape character and locally important landscape
- NE8 Trees, hedgerows and woodlands

Supplementary Planning Guidance (SPG):

- Parking Guidelines (April 2002)

## 6. Conclusions

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The proposal seeks to convert and extend the existing oak framed garage into a separate dwelling. The development preserves the form and appearance of the original building and enhances the special characteristics of the conservation area and will not be detrimental to the amenities of the neighbours.

Taking the above into account the applicants respectfully request that planning permission is granted.