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## Design and Access and Planning Statement



North View, Violets Lane

Furneux Pelham,

Herts, SG9 0LF

**JANUARY 2023**

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Revision A

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## Introduction

This Statement is provided to support a Full Planning Application for the development of a two storey new build dwelling on: -

Land North of Northview, Violets Lane, Furneux Pelham, Herts SG9 0LF

Northview is an existing residential property with associated out buildings. The owners of Northview are well established in the area and have lived in the property for over 30 years. They are now looking to the next chapter of their lives and the property/land would provide them with the opportunity to construct a purpose-built dwelling with the flexibility to be adapted for any future needs they may have.



Fig 1. Proposed Site Plan

## Site Location

- The site is located on Violets Lane, east of Furneux Pelham.
- The site is within a short distance of the facilities and public transport services that the villages have available.
- The larger settlement of Buntingford is some four miles to the west providing further services/facilities.

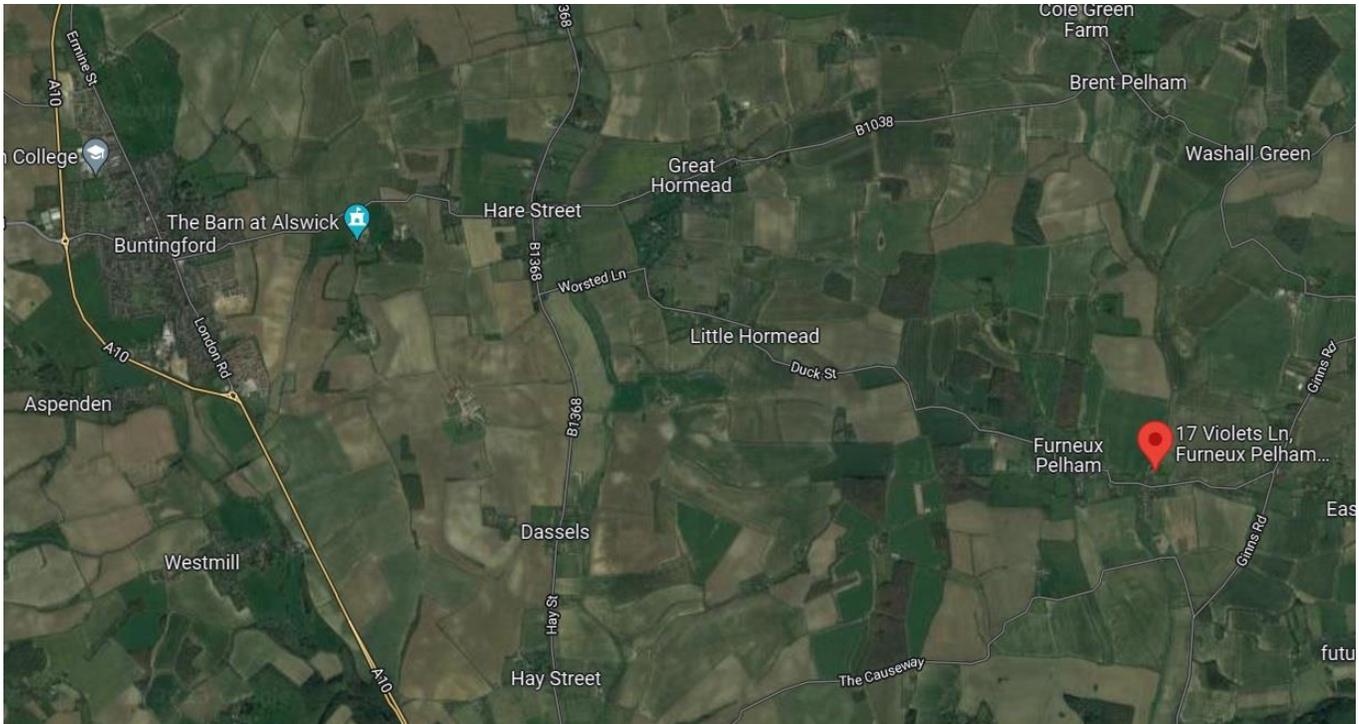


Fig 2. Site Location (Google Maps)

- Northview is an existing dwelling that has had extensions and alteration undertaken to it approved under East Hertfordshire's planning reference 3/11/0566/FP.
- The application site itself is proposed within the well contained and maintained grassed areas of Northview.
- The village supports a Public House, Village shop, Village Hall, Church and a Primary School and commercial entities.
- Larger settlements providing further services/facilities are available along expanded communication routes such as Bishops Stortford/Harlow/Ware/Hertford.

## Village Group Designation:

- Furneux Pelham is designated as a Group 2 village (where infill/development is permitted).

## Greenbelt Designation:

- The site is not within the Green Belt and is designated as being within Rural Land beyond the Green Belt.

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## Local Design Vernacular and Context

The village of Furneux Pelham has picturesque settings with existing built form based along the main High Street.



Fig 3. Brewery Tap Public House (Google Maps)



Fig 4. St Marys Church

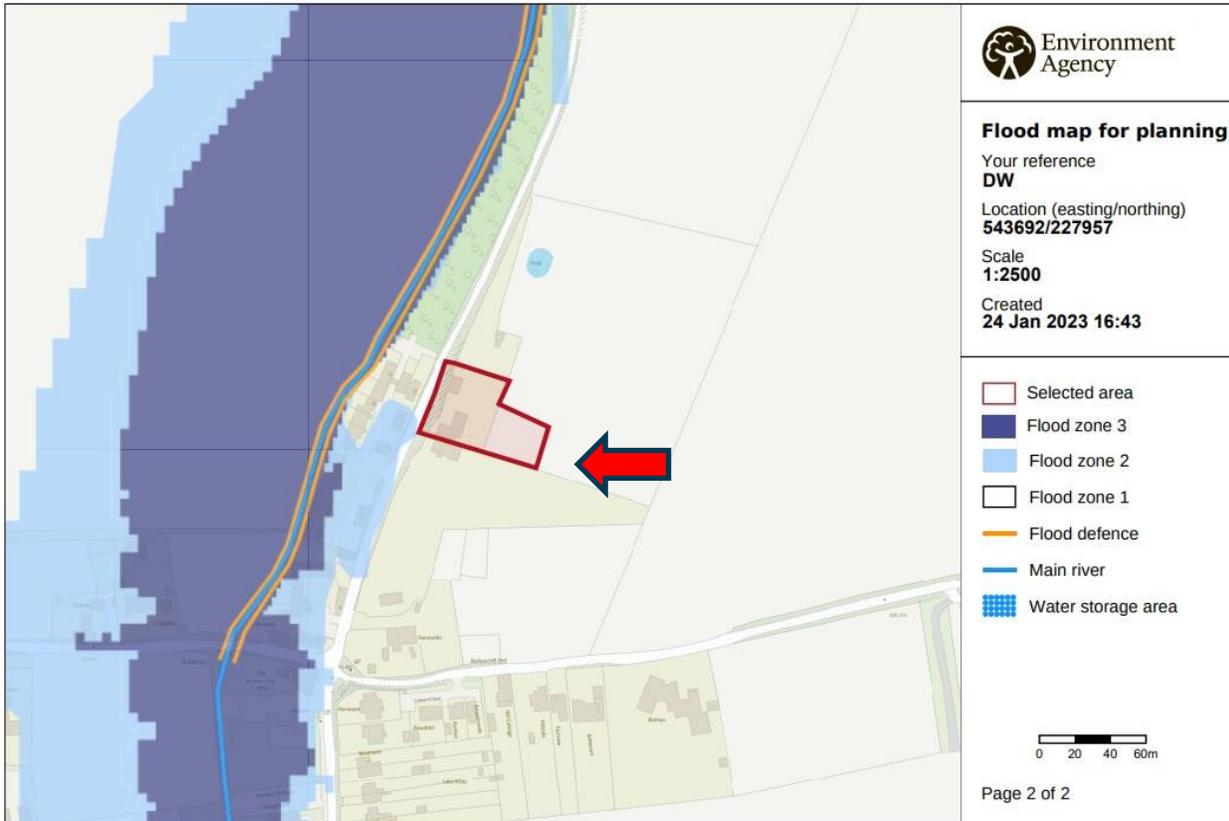


Fig 5. Village Hall

North View, Violets Lane, Furneux Pelham, Herts

## Flood Zone Designation:

- The site is located within Flood Zone 1 (please refer to Flood Zone map below) and as such is designated as land which has a low probability of flooding and is not affected by sources of flooding from other sources such as rivers etc.



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Fig 6. EA Flood Map

## Listed Buildings:

- There are no listed buildings in or within close proximity to the application site.

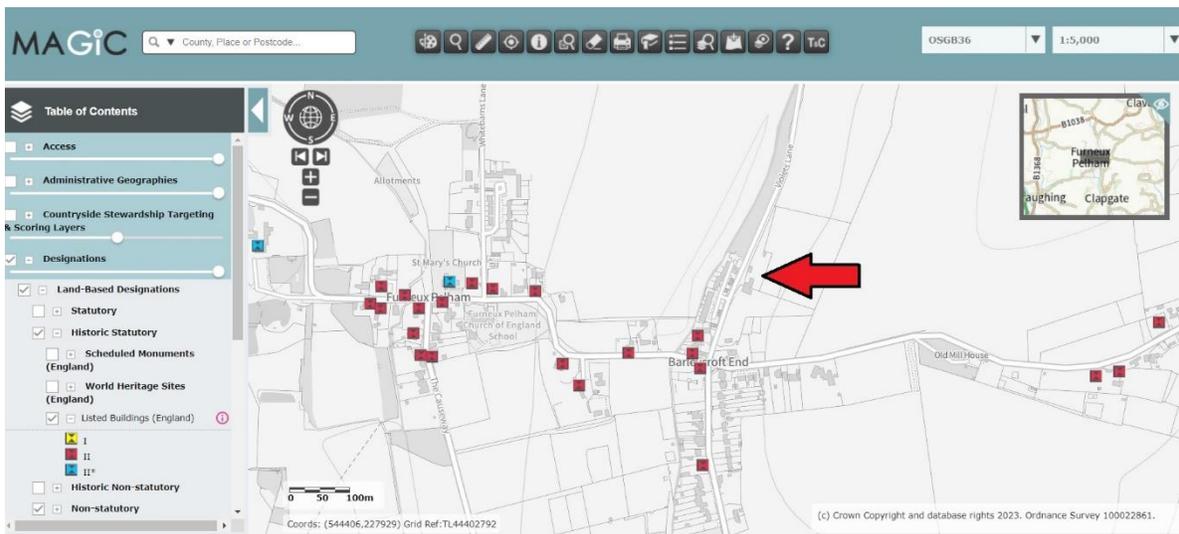


Fig 7. DEFRA MAGIC MAP

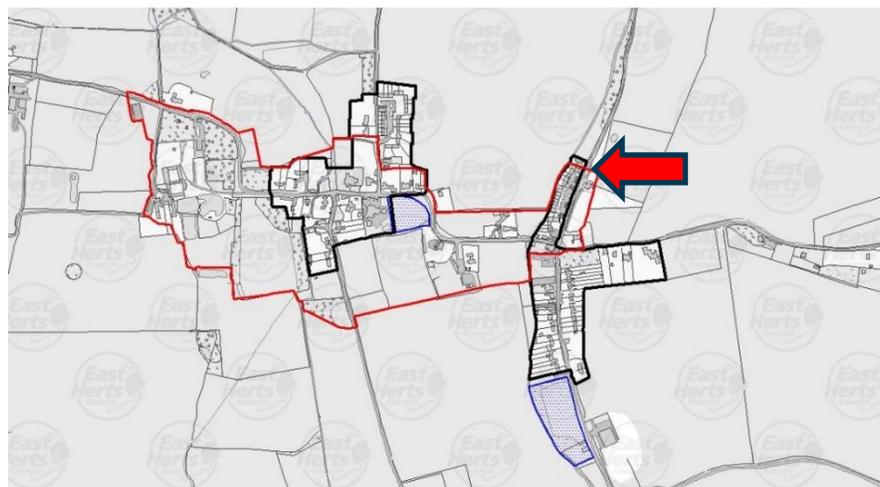
## Priority Habitat:

- Initial searches indicate that there are no Priority habitats within the site boundaries.

## Conservation Area and TPO's:

- Site is partially located within the conservation area.
- There are no TPO trees effected by the proposed layout of this application.

FURNEUX PELHAM BOUNDARIES AS SHOWN IN 2014 DRAFT DISTRICT PLAN



Red line is Conservation Area boundary  
 Black lines are village boundaries  
 Blue lines are playing fields

Fig 8. Furneux Pelham boundaries map

North View, Violets Lane, Furneux Pelham, Herts

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## PLANNING STATEMENT

### NPPF AND THE PRINCIPLE OF DEVELOPMENT

The NPPF (National Planning Policy Framework 2021) contains the principle that sustainable development should be looked upon favourably; the document advises that such development should be approved without delay. Furthermore, it goes on to state that the three objectives to sustainable development are: economic, social and environmental.

#### Economic:

- The proposed unit will not only create employment during the construction process but will continue to provide revenue to the local vicinity with the upkeep and maintenance of the property with such things as Gardeners/Heating Maintenance/Window Cleaning etc.
- The occupiers of the property will add to the prosperity of the village by supporting local facilities and service.

#### Social:

- The construction of the unit will go toward the provision of the councils housing requirement.
- Local facilities will be available to the residents supporting the local economy.

#### Environmental:

- The site currently offers minimal bio- diversity features but does, however, provide a great opportunity to enhance the infrastructure available.
- The below Biodiversity enhancement plan indicate the proposed implementation of Ponds, Bat boxes, Birdboxes, Bumblebee Boxes, improved terrestrial habitat and enhanced planting.
- The site will also look to implement renewable technologies such as Air Source Heat Pumps and Solar PV panels along with the full provision of electric car charging facilities.

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## SUSTAINABLE DEVELOPMENT LOCATION

When considering this application, and whether its location could be deemed sustainable it is worth drawing the council's attention to recent appeal decisions for new build dwellings outside of the village of development envelopes.

The first being: -

*Appeal Ref: APP/J1915/W/20/3258799 Land adjoining Spring Paddocks, East End, Furneux Pelham, Hertfordshire SG9 0JT - 04/01/ 2021* (attached) concluded that the approved appeal site was in a sustainable location as it was about 0.8 miles from a village hall and the Brewery Tap Public House and that the core of the nearest village (Furneux Pelham) was about a mile away from the appeal site (and included various facilities including a primary school and church).

The appeal concluded that the facilities were *"not so far away as to preclude regular walking as a travel option and would also encourage cycling as a possible option, whilst walking to the nearby bus stop, where a bus service to Royston and Bishops Stortford can be accessed was also an option"*.

Furthermore: -

*"The proposed takes similar thus, future occupants of the appeal property need not be entirely car reliant as there are realistic and convenient options to travel by other modes. In this respect and bearing in mind that opportunities to maximise sustainable transport will be more inherently limited in rural areas, the proposal would enable future occupants to capture health benefits from sustainable travel and it would have lower carbon emissions derived from transport than a more remote dwelling. Overall, the proposal would be in a sustainable location and would adequately balance rural growth and sustainable transport."*

It could therefore be argued that the proposed application site presents an almost identical scenario to the approved appeal in that it is: -

- Proposed within the curtilage of an existing residential property,
- Positioned within 500m of the Primary School and Church in Furneux Pelham.
- Positioned within 300m of the Village Hall, Public House and Village shop in Furneux Pelham.
- The village also includes bus services to Royston and Bishops Stortford.

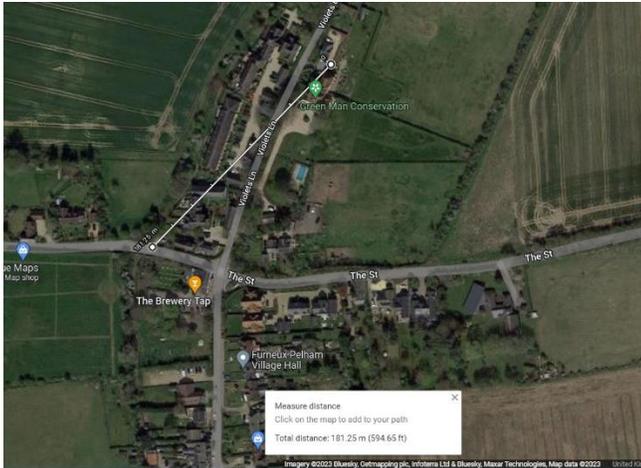


Fig 9. Distance from site to bus stop



Fig 10. Distance from site to public house and shop



Fig 11. Distance from site to Village Hall



Fig 12. Distance from site to Primary School



Fig 13. Distance from site to church

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The second example is detailed below: -

*Appeal Ref: APP/J1915/W/16/3147738 - Albury Lime Kiln, Little Hadham concluded that the approved appeal site was in a suitable location even though its location provided very little in the way of services and was about 1.6 kilometres from some of those available.*

- The inspector went on to state that the location was suitable as access to the facilities were available via Cycles and existing bus routes to larger settlements. Both of which is applicable to this application site.

The third example is detailed below: -

*Appeal Ref: APP/J1915/W/18/3205669 – Acremore, Acreman Street, Little Hadham. The application site was positioned outside of the village in the countryside and accessed via a very narrow lane. The inspector concluded that the site would be largely reliant on motor vehicles but would be acceptable as it would be of a scale that it would not result in significant harm.*

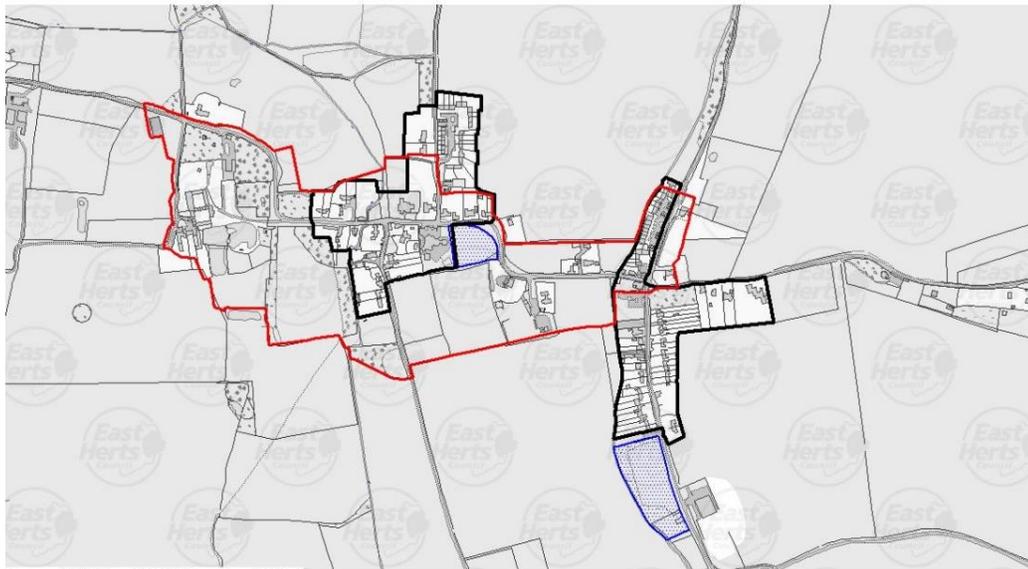
- It is argued the key factors accepted above are applicable to this application site.
- The site is closely connected to Furneux Pelham (a group 2 village) which offers service such as Public House, primary school, a preschool, a village hall (which includes a weekly doctors surgery), allotments, riding school and recreation ground. (Locations of these facilities are indicated below and relevant distances provided.)
- The application site is covered by the existing bus services with no's 20, 27 and 28 to Bishops Stortford, Buntingford Royston and surrounding villages.
- The site is also covered by the Hertslynx door to door bus service recently launched in the area which provides a call up service for locals to travel to connecting villages and larger settlements.
- Superfast broadband is noted as being available to the site promoting and supporting the potential for home working from the site.
- Ocado and numerous home delivery services are available to the site further removing the reliance on private motor vehicles.
- On a mental health note the location of the site provides ample opportunity for outside exercise.
- It is therefore considered that the scheme is within a suitable location.

It is therefore considered that the scheme would be in a suitable location.

## LOCAL PLANNING POLICY

- East Herts District Plan 2018 (DP) Policy DPS2 sets out a broad development strategy in the form of a development hierarchy as per below: -
  - Sustainable brownfield sites followed by sites in urban areas,
  - Urban extensions
  - Infilling in villages.
- East Herts Policies VILL 1-3 categorise district villages into three groups depending on their size and the facilities and services available.
- The application site is situated within Furneux Pelham, a Group 2 village and is located in close proximity to the development boundary of the site.

FURNEUX PELHAM BOUNDARIES AS SHOWN IN 2014 DRAFT DISTRICT PLAN



Red line is Conservation Area boundary  
Black lines are village boundaries  
Blue lines are playing fields

Fig 14. Furneux Pelham boundaries map

- It is worth highlighting that the site is in very close proximity to the village development boundary for Furneux Pelham.

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## East Herts District Plan 2018:

### Policy DES4 Design of Development

- The above policy states that:

*I. All development proposals, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:*

*(a) Make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area,*

- The majority of the proposed works are within an existing garden space and therefore will be best use of existing land.

*(b) Incorporate homes, buildings and neighbourhoods that are flexible to future adaptation, including the changing needs of occupants and users, and changes in wider employment and social trends; -*

- The proposed design looks to provide ample opportunity for home working for the applicant. The internal layout will also allow the inhabitants to remain in the property for their foreseeable future with areas easily adapted for any future needs that they may have.

*(c) Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing; -*

- The generous spacing between the application boundaries and neighbouring properties will remain.

*(d) Incorporate high quality innovative design, new technologies and construction techniques, including zero or low carbon energy and water efficient, design and sustainable construction methods.; -*

- Please refer to eco tech within this document statement.

*(e) Make provision for the storage of bins and ancillary household equipment. Garages and driveways should be capable of accommodating family sized vehicles.*

- Facilities will be provided by the proposed works.

### Policy TRA3 - Vehicle Parking Provision –

- The above policy states that:

*III. Car parking should be integrated as a key element of design in development layouts to ensure good quality, safe, secure and attractive environments.*

- The proposed parking has been kept to the minimum parking requirements to meet the councils parking

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standards to ensure the impact to the surrounding area is kept to a minimum. Proposed material for the surface will be suitable to enhance and compliment the surroundings.

#### Policy - Section 17 of Design and Landscape

*1. Respect, improve and enhance the existing surrounding environment; 2. Respond to existing patterns of development and the local context; 3. Be attractive in appearance but receptive to original design and innovation in construction techniques, design and technologies; 4. Be usable, in terms of accessibility, legibility and be well-connected; 5. Be adaptable and flexible to the needs of the occupiers now and in the future; 6. Be socially inclusive, catering for the current and changing needs of the district's population; 7. Discourage crime and anti-social behaviour; 8. Encourage good health and well-being;*

- The proposed property has been designed and positioned in accordance with the above.

#### Policy HA4 Conservation Areas

*Proposals will be expected to: (a) Respect established building lines, layouts and patterns; 21 . Heritage Assets 282East Herts Council | East Herts District Plan 2018 (b) Use materials and adopt design details which reinforce local character and are traditional to the area; (c) Be of a scale, proportion, form, height, design and overall character that accords with and complements the surrounding area;*



North View, Violets Lane, Furneux Pelham, Herts



Figs 15 - 17. Examples of local architecture as design references to inform proposed design



Fig 18. Proposed design

#### Policy NE2 Sites or Features of Nature Conservation Interest (Non-Designated)

*I. All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network. II. Proposals will be expected to apply the mitigation hierarchy of avoidance, mitigation and compensation, as set out in the NPPF, and integrate ecologically beneficial planting and landscaping into the overall design.*

- The scheme has provided an opportunity to enhance and increase the Biodiversity to the site. This is detailed in the Bio-enhancement plan



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## RELEVANT PLANNING HISTORY

The principle that development and expansion to sites and the properties in the immediate area are demonstrated by the planning history below: -

### North View, Violets Lane, Furneux Pelham

- Ref. No: 3/11/0566/FP | Received: Fri 01 Apr 2011 | Validated: Fri 01 Apr 2011 | Status: Decided Two storey and single storey side extension ( Amendments to previously approved scheme ref 3/09/1712/FP).
- Ref. No: 3/09/1712/FP | Received: Mon 26 Oct 2009 | Validated: Mon 26 Oct 2009 | Status: Decided Two storey and single storey side extension.
- Ref. No: 3/02/1757/FP | Received: Thu 22 Aug 2002 | Validated: Tue 24 Sep 2002 | Status: Decided First Floor Rear Extension, Ground Floor Side Extension, Detached Double Garage.
- Ref. No: 3/98/0873/FP | Received: Thu 04 Jun 1998 | Validated: Thu 04 Jun 1998 | Status: Decided Conversion of Loft Space with Velux Windows and Front Dormer.

### Neighboring Properties

- Ref. No: 3/21/2820/VAR | Received: Tue 09 Nov 2021 | Validated: Tue 09 Nov 2021 | Status: Decided Erection of a two-storey side extension, erection of a front roof dormer and front porch, a ground floor rear extension and first floor rear infill extension. Variation of condition 2 (Approved Plans) of planning permission 3/20/0985/HH - Addition of boiler room and replacement of window with door - South View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF
- Ref. No: 3/21/0100/FUL | Received: Fri 15 Jan 2021 | Validated: Fri 22 Jan 2021 | Status: Decided Erection of 1, three bedroomed dwelling with associated landscaping and parking. Land Adjacent Village Hall Parking Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF
- Ref. No: 3/20/0985/HH | Received: Wed 27 May 2020 | Validated: Fri 05 Jun 2020 | Status: Decided Erection of a two-storey side extension, erection of a front roof dormer and front porch, a ground floor rear extension and first floor rear infill extension. South View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF
- Ref. No: 3/18/1044/FUL | Received: Fri 04 May 2018 | Validated: Fri 04 May 2018 | Status: Decided Demolition of detached garage. Constuction of new dwelling. Land West of Hillside The Street Furneux Pelham Buntingford Hertfordshire SG9 0LL
- Ref. No: 3/17/2592/HH | Received: Sat 04 Nov 2017 | Validated: Tue 14 Nov 2017 | Status: Decided Demolition of front porch, relocation of entrance to western elevation of the dwellinghouse and erection of a new front porch. Erection of a two storey side extension, first floor rear extension, front dormer window and installation of 1no. velux to the front roof slope. South View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF

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- Ref. No: 3/17/2369/FUL | Received: Tue 10 Oct 2017 | Validated: Mon 16 Oct 2017 | Status: Decided New dwelling. Land Adjacent Hillside The Street Furneux Pelham Buntingford Hertfordshire SG9 0LL
  - Ref. No: 3/17/2305/HH | Received: Mon 02 Oct 2017 | Validated: Mon 02 Oct 2017 | Status: Decided Erection of detached garage South View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF
  - Ref. No: 3/17/1810/CLP | Received: Mon 31 Jul 2017 | Validated: Mon 31 Jul 2017 | Status: Decided Erection of detached garage/carport South View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF
  - Ref. No: 3/17/0957/FUL | Received: Fri 21 Apr 2017 | Validated: Fri 21 Apr 2017 | Status: Decided Erection of five detached dwellings with garages. (Amendments to planning: 3/16/0386/FUL). Variations to the fenestration and location of the LPG underground tanks. Plots 1 To 5 Calvert Close Furneux Pelham Hertfordshire
  - Ref. No: 3/06/2088/FP | Received: Mon 23 Oct 2006 | Validated: Mon 30 Oct 2006 | Status: Decided Attic conversion and single storey side extension to existing dwelling. South View, Violets Lane, Furneux Pelham, Buntingford, SG9 0LF

## The Design Proposal

### Amount:

- The proposed development is situated on a site of approximately 0.25 hectares and would comprise the creation of 1no. residential dwelling with suitable garden area set well above the standard minimum requirements.
- Parking for the unit and visitors will be provided onsite and will enter and exit in forward gear.



Fig 20. Proposed Site Plan

### Layout:

- The proposed residential dwelling will be laid out within the site to provide entry and exit for all vehicles from a single-entry point.
- A fully screened private garden will be provided around to the perimeter of the dwelling, separating the building from other properties or from the boundary of the site.

### Landscaping:

- The site is a well contained grassed area which cannot be seen from the public highway and wider landscape being well set back and obscured via existing established hedges.
- Existing planting and screening will be reinforced to all boundaries to secure and improve levels of privacy



Scale:

- The proposed dwelling would create a detached 4no bed unit.



Fig 22. Proposed Floor Plan

- The size, scale and design of the project would be as shown on submitted drawings. The perceived height of the proposed unit would be minimised by the ridge height set to a subservient level.
- The property will retain its subservient nature to neighbouring properties with existing separation retained to either boundary.
- The majority of the proposed dwelling will be screened by existing mature trees/planting (refer to below).



Fig 23. Proposed Street Scene

North View, Violets Lane, Furneux Pelham, Herts

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- Only partial glimpses of the proposed works will be visible with the majority of the proposed screened behind existing planting/mature trees.

Appearance:

- It is proposed to implement traditional building methods and materials.
- The use of brickwork, timber windows and doors along with slate tiles would provide modern housing in a vernacular / form comparable to that currently on the site whilst also respecting the character and appearance of the village.
- The dwellings design would be wholly compatible with the setting and the conservation area.
- The unit would respect the substantial individual dwellings within the locality.
- A key feature of the development is the retention of the mature landscaped buffer along the boundary and the inclusion of new trees, hedges and shrub planting. This will all considerably enhance the ecology value of the site.



North View, Violets Lane, Furneux Pelham, Herts

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Fig 24. Proposed Front Elevation

### Access:

- The site is in the curtilage of Northview and will use the current vehicular access. Therefore, there is no proposed changes to the site access.
- Although the site is located in a rural area, the neighbouring villages are some of the more sustainable villages in the district, being within a short distance of the A120 and the A10.
- The villages have their own shops and sub-post office, and other facilities including village halls, public house/restaurants, Churches, Schools, Bakery and general stores.
- Villages are well served by public transport, with a regular bus service which links the short distance to railway stations at Bishops Stortford and Ware.
- The settlements also have ready access to Stansted Airport.

### Vehicular Access:

- Although the application site has mature vegetation to its boundaries, the existing vehicular access has good visibility in both directions.

### Pedestrian Access:

- The external access routes around the building would be level where possible for ease of use for people with restricted mobility.

## Landscape and Visual Assessment

- This section identifies potential changes to the landscape and visual context including an assessment of whether any effects might be significant.
- The location of the site in relation to its neighbouring properties and the wider environment is clearly indicated on the planning application site location drawing, whilst the site block plan shows the proposed development including tree screening, hedges and planting.
- The application site itself contains mature planting to its boundaries along with a large area of lawn with shrub planting, the proposed works will provide a further opportunity to review the existing landscaping and improve and enhance where appropriate.
- The majority of the proposed dwelling will be screened by existing mature trees/planting.

The key elements of the proposal that have the potential to result in landscape and visual effects being experienced are as follows:

- Impact of dwelling to front and flank elevation.
- Impact of dwelling on the existing landscape and viewpoints

## Existing Landscape and Character

- The surrounding area to the rear of the site is predominantly open fields of a fairly regular field pattern bounded by mature trees and hedges interspaced with housing sporadically along the roadways.
- The property itself sits within large dwellings fronting the roadside.
- The majority of existing properties benefit from well-established planting to their boundaries.
- Although the site is elevated from the roadside, it is well screened by existing planting and is not easily read within the wider context.
- The below images indicate the viewpoints that the new dwelling will be read from.

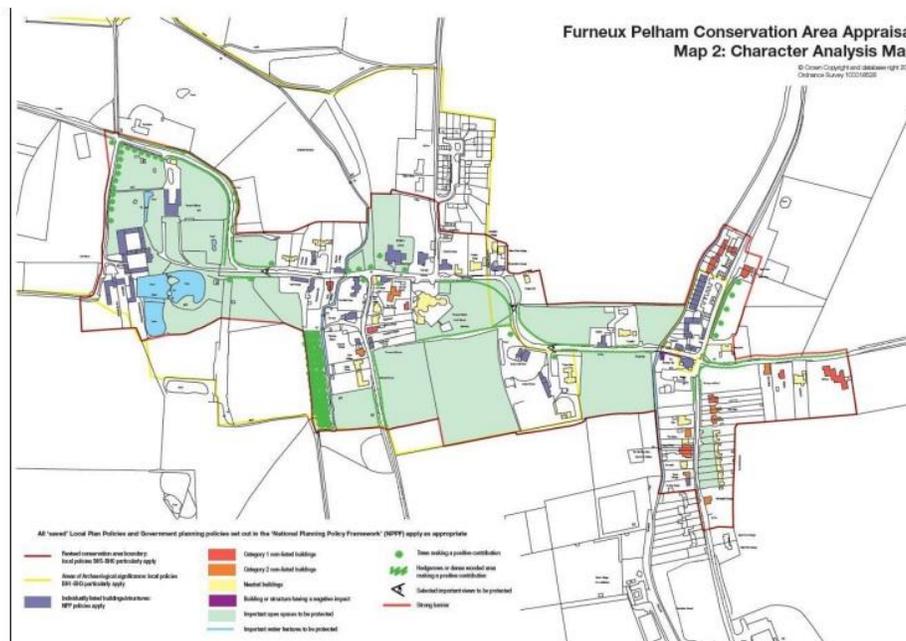


Fig 25. Character Analysis Map

North View, Violets Lane, Furneux Pelham, Herts

- This plan shows important viewpoints within the village as identified in the Furneux Pelham Conservation Plan.
- It is worth noting that the important views are
  - a) View looking East along The Street past Hall Cottage
  - b) View looking East along The Street just past Tinkers Hall Farm
  - c) View looking North along The Street, towards the village sign
- None of these important views include North View.
- The proposed site would only be viewed from a long view across the fields from The Street, Furneux Pelham.



Fig 26. Map showing main important viewpoint from The Street, Furneux Pelham.



Fig 27. Street view of view point from map above, arrow highlights North View.

North View, Violets Lane, Furneux Pelham, Herts

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## Landscape Impact Conclusion:

- The height, scale, footprint and materials of the proposed dwelling will not be uncharacteristic of the wider area.
- Buildings of a similar style, appearance, scale and visual bulk are present in the immediate vicinity.
- Existing well-established hedging adjacent to the boundaries to the site create a strong green edge to the site. These existing established screening along with the substantial existing mature trees screen the area and will continue to deliver a beneficial effect to the landscape character of the area.
- Members of the public will experience partial views of the property from the long vista taken previously indicated PROW; however, these views will be very limited due to the large distance/existing topography and aforementioned existing planting.
- Orientation of the existing neighbouring property combined with the above will limit the impact to which the proposed works has on the existing visual setting.
- Overall, it is concluded that the predicted landscape and visual effects associated with this extension would be localised and insignificant; on that basis the scheme would effectively be assimilated into the wider landscape and views of the area.

## CONCLUSION

- For the stated reasons above the site is considered to be in a sustainable location, in a village with access to a range of services and its development will support the local economy.
- This proposal is considered to be in accordance with national policy and will provide market housing to contribute towards meeting the housing supply in the district.
- This development would make effective use of a parcel of land close to the village centre and could be undertaken without harm to the character and appearance of the area, the wider landscape setting, and the amenities of surrounding residents.
- The development of this property will provide an established family the opportunity to remain in the area, which they have lived for many years, through creating a flexible dwelling capable of adapting to any future needs.
- The design and appearance are considered to be in keeping with the local vernacular.
- The merits of this proposal warrant the grant of planning permission.