

**Erection of a detached dwelling with associated parking
and landscaping works**

**The Rectory, Drayton Road, Newton Longville, Milton
Keynes MK17 0BH**

Planning Design and Heritage Statement

Client: Oxford Diocesan Board of Finance

March 2023

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1 INTRODUCTION

- 1.1 Bluestone Planning has been commissioned to submit a planning, design and access and heritage statement on behalf of the Oxford Diocesan Board of Finance, the owners of the land at Drayton Road, Newton Longville, Milton Keynes MK17 0BH to Buckinghamshire Council (Aylesbury Vale Area).
- 1.2 The development proposal consists of the erection of a two-storey detached dwelling with internal garage on the southern elevation. The proposed dwelling will serve as the new residence for the local Rector. It will be located to the south of the existing Rectory (hereby known as “New Rectory”) and within part of the large garden which currently serves that dwelling. Soft and hard landscaping works are also proposed and form part of this proposal.
- 1.3 This supporting statement also includes a design and access statement, which sets out in detail the design considerations for this proposal. In addition, a heritage statement has also been incorporated into this statement due to the application site lying within the Conservation Area of Newton Longville and within close proximity to a number of designated heritage assets.
- 1.4 The remainder of this statement examines the development proposal in relation to the planning history of the site, the planning policy background, and the overall planning justification for the proposals.

2 SITE DESCRIPTION

- 2.1 The application site measures approximately 0.08 ha in area and lies in a predominantly residential area. It forms part of the garden of the New Rectory, which is located to the north of where the new dwelling is proposed. The Old Rectory and Old Parsonage are Grade II listed buildings, which are located to the north west of the application site and front Drayton Road. The application site also lies within the Conservation Area of Newton Longville and is accessed off Drayton Road and via a shared driveway that currently serves the existing residential properties.
- 2.2 The application site is contained by large trees and hedges to the south, east and in part to the north west. It is also bordered by a close boarded wooden fence to the north west,

south and east. The height of the fence varies, raising up to 1.8m high to the south and falling down to 1.5m high to the north west and 1.3m high to the east.

- 2.3 Further, to the east the site is well contained by dense trees and vegetation providing a 'buffer' to the open countryside which lies beyond; on all other sides the plot adjoins the private gardens of residential properties and is surrounded by built development beyond that. Currently, there is a temporary 2 m high fence to the north of the application site, which separates the site from the New Rectory. It is envisioned that, should this planning application be granted permission, a 1.8 m high close boarded wooded fence will be erected at that location to separate the two residential properties.



Figure 1. Location of application site

- 2.4 Recently some trees that used to occupy some areas within the application site have since been lawfully removed, after it was determined that they were of poor quality and were posing a risk to the existing boundary wall, under application ref. 18/03893/ATC and 22/03984/ATC.

3 DESCRIPTION OF THE PROPOSAL

3.1 This proposal is for the erection of a new detached dwelling within the grounds of the New Rectory. The proposal also includes landscaping works, which will go towards delivering a net gain in biodiversity and a hardstanding area for vehicle turning purposes.

3.2 The design and access considerations are set out under the following headings

Use

3.3 The proposed dwelling is intended to replace the New Rectory that lies to its north. The New Rectory was built many years ago in 1970s and has been determined to be currently unfit to serve as the residence of the local Rector and their family as such a need has arisen to provide more efficient and modern accommodation to suit the needs of a family and to be fit for the Rector to fulfil the role effectively. The applicant has committed to become carbon neutral by 2035 and as a consequence, they are seeking to provide a carbon neutral building that will meet their requirements.

Amount

3.4 This proposal is for the construction of a single two storey detached dwelling. The proposed dwelling will consist of an attached garage, lounge area, kitchen, WC, utility room and a study room on the ground floor and 4 bedrooms with two bathrooms on the first floor. The study room is essential to the proposal, as it is there where the Rector will do their work and accept guest and parishioners.

3.5 The ground floor area will measure approximately 121 sqm. This includes the attached internal garage on its southern side. The first floor will measure approximately 97 sqm.

Layout

3.6 The proposed dwelling will replace the New Rectory, which will remain as a private dwelling. Rectories play a significant role in each parish, as it is the place where the local community and other formal guests can visit the Rector of the local church and have meetings or congregations outside of the ecclesiastical buildings. This makes the construction of Rectories quite unique as the design needs to ensure that the use of the Rectory will not affect negatively the residential amenity of the Rector's family, who also reside in the property as their main dwelling

3.7 There are certain facilities that are considered necessary, when constructing such type of dwelling, due to the number of members of the public that are likely to visit the rectory

over time. Such features can include a large hall and living room area, where people visiting can wait while waiting for the Rector.

- 3.8 The above design considerations are highlighted in the design guide that was issued by the Church of England, which sets out the main principles for the design of clergy accommodation. The paragraphs that are considered of relevance to this proposal have been copied below from the aforementioned document and are the following:

“A parsonage should be welcoming to visitors and yet allow the family necessary privacy. Thus the public and private areas of the house should be well separated. The entrance lobby should be easy for visitors to find and should be designed so as to separate the study from the residential accommodation.

A house with a total floor area of between 181 and 190 square metres (approximately 1,950-2,050 feet) will normally provide sufficient accommodation to meet successive clergy’s requirements while keeping maintenance and running costs low.

Every parsonage must include a separate study. This must meet the parson’s need for a place of work and quieter activities, both pastoral and administrative, and to hold in privacy interviews and small meetings without disturbance. Sufficient space in the study for these activities will prevent their encroaching on family life elsewhere in the parsonage. For new houses being built, we recommend a study floor area of not less than 18 square metres (200 square feet) if separate storage space is provided for equipment and robes or 20 square metres (220 square feet) if no separate storage space is provided.

The rest of the accommodation should allow for two family rooms (excluding kitchen) and sleeping space for an occasional maximum of seven people in four rooms. One of the family rooms (generally the living room) should be sufficiently large to allow clergy to offer hospitality to their parishioners – ideally between 20 and 22 square metres (220-240 square feet). However, this room should not be regarded as substitute for a proper parish meeting place elsewhere.

The provision of a single garage along with parking space for three cars (more if space permits and on-street parking is unsuitable or unavailable) is recommended for most areas“.

- 3.9 The proposed dwelling will be positioned to the side of the New Rectory and will be facing towards the west, and Drayton Road. A desk room with a large window facing towards

the driveway is located on the ground floor and will serve as the study room for the Rector. This is considered essential, as the Rector will need to have clear vision of the people who approach the property.

- 3.10 The proposed dwelling will be set back from the public highway and will be positioned to the south of the New Rectory. It will also benefit from a substantial and good quality rear garden that will measure approximately 326 sqm. The depth of the proposed rear garden will be approximately 11 and a half meters. Two parking spaces will be available for visitors to the front of the property, where the additional gravel area is proposed.
- 3.11 The proposed dwelling will be separated from the New Rectory by a close boarded fence which will be 1.8m height. The resulting two properties will therefore have a total distance of approximately 3.1 m between the side elevations. The proposed dwelling has been carefully designed to ensure that there will be no overlooking issues, as there will be no first floor windows installed in habitable rooms that will face the nearby property.

Scale

- 3.12 The proposed dwelling will have a ridge height of 8.6m, whilst the height from the ground to the eaves will be 5m. Although it will be slightly taller than the height of the adjoining New Rectory (RH – 8m, EH – 4.7m), it is not considered that it will harm the residential amenity of the future occupiers. In addition, the height of the proposed attached garage will be 3.4m in height.
- 3.13 Further, the proposed dwelling will be positioned on a part of the New Rectory's garden, where the ground level is significantly lower than the ground level of nearby residential properties. As it can be seen from Figure 3 below, the ground level rises further towards the west and south and slopes to the east. The proposed dwelling will sit at a ground level that is approximately 102 mAOD, and accordingly it is considered that there will be no negative impacts on the privacy of the existing and future occupants of the nearby properties.



Figure 2. Elevations map

Landscaping

3.14 The application site will provide some environmental benefits, which are considered appropriate given the nature of the wider site. An L-shaped boundary planting, comprising native low hedges, is proposed to the north western side of the application site and will cover part of the frontage of the proposed dwelling. Part of the boundary vegetation that is located to the south of the application site will be removed and will be replanted a little further towards the west.

3.15 The hard landscaping features that are proposed with this development consist of a 1.8m high close boarded fence to the north and will separate the curtilage of the New Rectory with the replacement Rectory. The proposal also includes a small permeable patio area and an extended hardstanding area which will be filled with permeable gravel and will create appropriate parking and turning provisions for private vehicles.

Appearance

3.16 The design of the proposed dwelling has been informed by the building characteristics of the New Rectory and other residential properties in the surrounding area. This will ensure that the proposed dwelling will be in keeping with the character of the local area.

3.17 The materials used for the construction of the proposed dwelling will consist of the following:

- 1) Good quality plain clay roof tiles;
- 2) uPVC windows together with stone head and sill details;
- 3) Red multi-brickwork walls;
- 4) Powder coated aluminium doors;
- 5) Galvanized rainwater pipes and gutters;
- 6) Solar panels on top of the roof and to the south-east side of the proposed dwelling

3.18 Figure 3 below depicts the building characteristics of the proposed dwelling.



Figure 3. Proposed elevations

3.19 All of the above materials which will be used will be sustainable and sourced in accordance with the Aylesbury Vale Area Design Supplementary Planning Document (November 2022) and the Newton Longville Conservation Area (November 2006).

Drainage

3.20 The application site lies within Flood Zone 1, and therefore it is considered that there is a very low risk of flooding from any fluvial sources. In addition, as it can be seen from

the Environment Agency Flood Maps in figure 4 below, the application site is also at low risk of flooding from any pluvial sources.

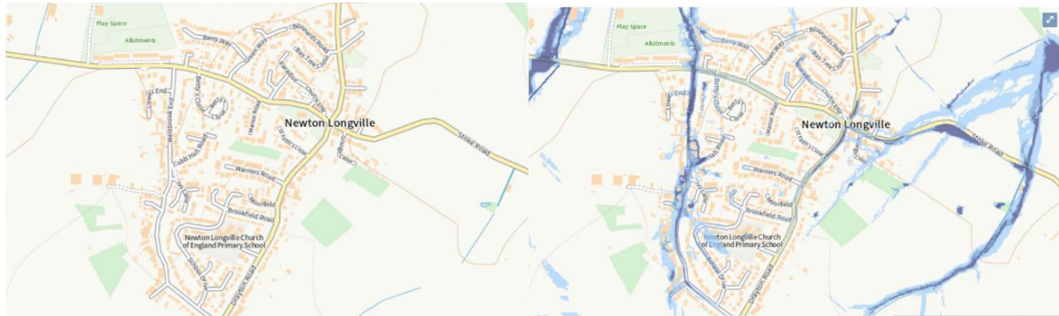


Figure 4. Flood Maps. Contains OS data © Crown Copyright and database rights 2023. Source : <https://check-long-term-flood-risk.service.gov.uk/risk>

- 3.21 The proposed dwelling will be equipped with rainwater goods, which will efficiently discharge surface water to the nearest soakaways and water butts for rainwater harvesting.
- 3.22 Regarding the dischargement of foul water, the proposed dwelling will connect to the existing septic tank that serves the New Rectory. The size of the existing container has been assessed to be capable of adequately serving two x 4 bed dwellings.

Waste Management

- 3.23 A storage area for bins will be provided to the south western area of the application site, on the edge of the shared driveway and within an existing shed. These bins will be presented to the edge of the public highway during waste collection times in accordance with local collection timetables

Utilities

- 3.24 The proposed dwelling will connect to existing services already crossing the wider site and serving the nearby residential properties.

Sustainability

- 3.25 The proposed development will result in the creation of a carbon neutral rectory. Water efficiency measures, such as the installation of water butts for rainwater harvesting, will also be utilised to ensure that the water consumption of the proposed new housing unit will not exceed 110 l/p/d. Lastly, the inclusion of solar panels to the roof of the proposed dwelling and the installation of ground air source heat pumps within its rear garden will ensure that the proposed scheme will be energy efficient and will contribute towards Buckinghamshire's goal of tackling climate change and energy issues.

Access

- 3.26 The proposed dwelling will utilise the existing access from Drayton Road. This will be achieved by sharing the driveway with the occupiers of the 2 nearby properties.
- 3.27 The attached garage will measure 3.6 x 6 and together with the two parking spaces, which measure 2.8 x 5 and are located to the south western front side of the proposed dwelling, will form in total 3 parking spaces. In addition, the development will provide provisions for cycling and electric vehicles. Cycle parking will be provided in the shed that is located to the edge of the shared driveway. An electric charging point will be provided in the attached garage or in any other location that will be agreed with the Council.
- 3.28 The above is in line with the parking guidance for new developments in Buckinghamshire County, which at the time of writing was last updated on 22nd September 2022.

4 PLANNING HISTORY

- 4.1 According to the Aylesbury Vale online planning resource, the planning history for the site is as follows: -

06/02373/APP	Demolition and reconstruction of boundary wall	Approved	17 th November 2006
06/02374/ALB	Demolition and reconstruction of boundary wall	Consent Granted	17 th November 2006
18/03893/ATC	T1 – Copper Beech – Fell and remove. The tree is in close proximity to boundary wall, and it is requested to remove the tree before it causes damage.	Consent Granted	20 th November 2018
22/03984/ATC	Trimmed Yew ball – fell. Copper Beech, in close proximity to the boundary wall, Fell. Ash, moderate ash dieback, Fell. Sycamore, multi stemmed from near ground level with tight included unions, Fell.	Consent Granted	4 th January 2023

4.2 The following applications do not affect the application site, but they are considered relevant because they provide significant information in connection to the historic development of the wider site:

79/00507/AV	Conversion of Barn into residence with integral garage	Refused	7 th June 1979
89/00930/APP	Porches to front and back	Approved	10 th July 1989
89/01288/ALB	Erection of front and rear porches replacement of windows and alterations	Consent Granted	10 th July 1989
91/01820/ATR	Lopping of Copper Beech Tree	Approved	2 nd November 1991
01/03113/ALB	Conservatory	Consent Granted	7 th March 2002
02/00129/APP	Conservatory	Approved	7 th March 2002
09/00518/ALB	Internal works to building	Consent Granted	11 th May 2009
10/00254/ALB	Internal works to building	Consent Granted	15 th March 2010
16/02943/ATC	T401 Copper Beech – Crown lift by 1m; T402 Birch – fell; T405 goat willow – reduce hollow stem to just above union; T407 Dead tree – fell	Approved	20 th September 2016

5 PLANNING POLICY JUSTIFICATION

National Planning Policy Framework (July 2021)

5.1 The Government’s policy on planning matters is primarily contained in the National Planning Policy Framework (‘the NPPF’ – the most recent version published in February 2019, with amendments in June 2019). It sets out planning policy on new development, including the provision of housing and design considerations. It also contains policies intended to control the effects of development on amenity and highways matters, and is

- supported by guidance contained on the Planning Practice Guidance website, a web-based 'living' resource.
- 5.2 In paragraph 11 the presumption in favour of development in terms of decision-taking means:
- c) *'approving development proposal that accord with an up-to-date development without delay; or*
 - d) *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:*
 - i. *The application of policies in [the NPPF] that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole'.*
- 5.3 Paragraph 55 makes clear that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.
- 5.4 Paragraph 60 highlights the significance of boosting the supply of homes where it is needed.
- 5.5 Paragraph 64 stipulates that provision of affordable housing will not be sought for residential development that are not major developments, other than in designated rural areas where planning policies allow to.
- 5.6 Paragraph 111 outlines that development will be refused on highways grounds only if the proposed development would have an unacceptable impact on highway safety.
- 5.7 Paragraph 119 makes clear that planning decisions should *'promote an effective use of land in meeting the need for homes and other use, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.*
- 5.8 Paragraph 126 deals with good design principles and highlights the significance of creating high quality buildings that help create better places to live and work.
- 5.9 Paragraph 130 urges developments to be visually attractive and sympathetic to the local character of the area.

- 5.10 Paragraph 185 stipulates that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 5.11 Paragraph 199 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.12 Paragraph 202 makes clear that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Policy

- 5.13 The local policies affecting the application site are contained within the Vale of Aylesbury Local Plan. The current Development Plan comprises:

- The Vale of Aylesbury Local Plan (VALP) 2013 – 2033

- 5.14 The Local Plan Part 1 policies that are of relevance to the development proposal include:

- Policy **S1** – Sustainable development for Aylesbury Vale
- Policy **S3** – Settlement hierarchy and cohesive development
- Policy **D3** – Proposals for non-allocated sites at strategic settlements, larger villages and medium villages
- Policy **H6c** – Accessibility
- Policy **T6** – Vehicle Parking
- Policy **T8** – Electric Vehicle Parking
- Policy **BE1** – Heritage assets
- Policy **BE2** – Design of new development
- Policy **BE3** – Protection of the amenity of residents
- Policy **BE4** – Density of new development
- Policy **NE8** – Trees, hedgerows and woodlands

- 5.15 There is currently no 'made' Neighbourhood Plan for Newton Longville. However, a draft of the proposed settlement boundary for the Neighbourhood Plan area has been produced and can be seen below. Whilst the preparation of the NP is at an early stage, it is evident that the intention of the Newton Longville Parish Council is to include the application site within the built-up area of the village.

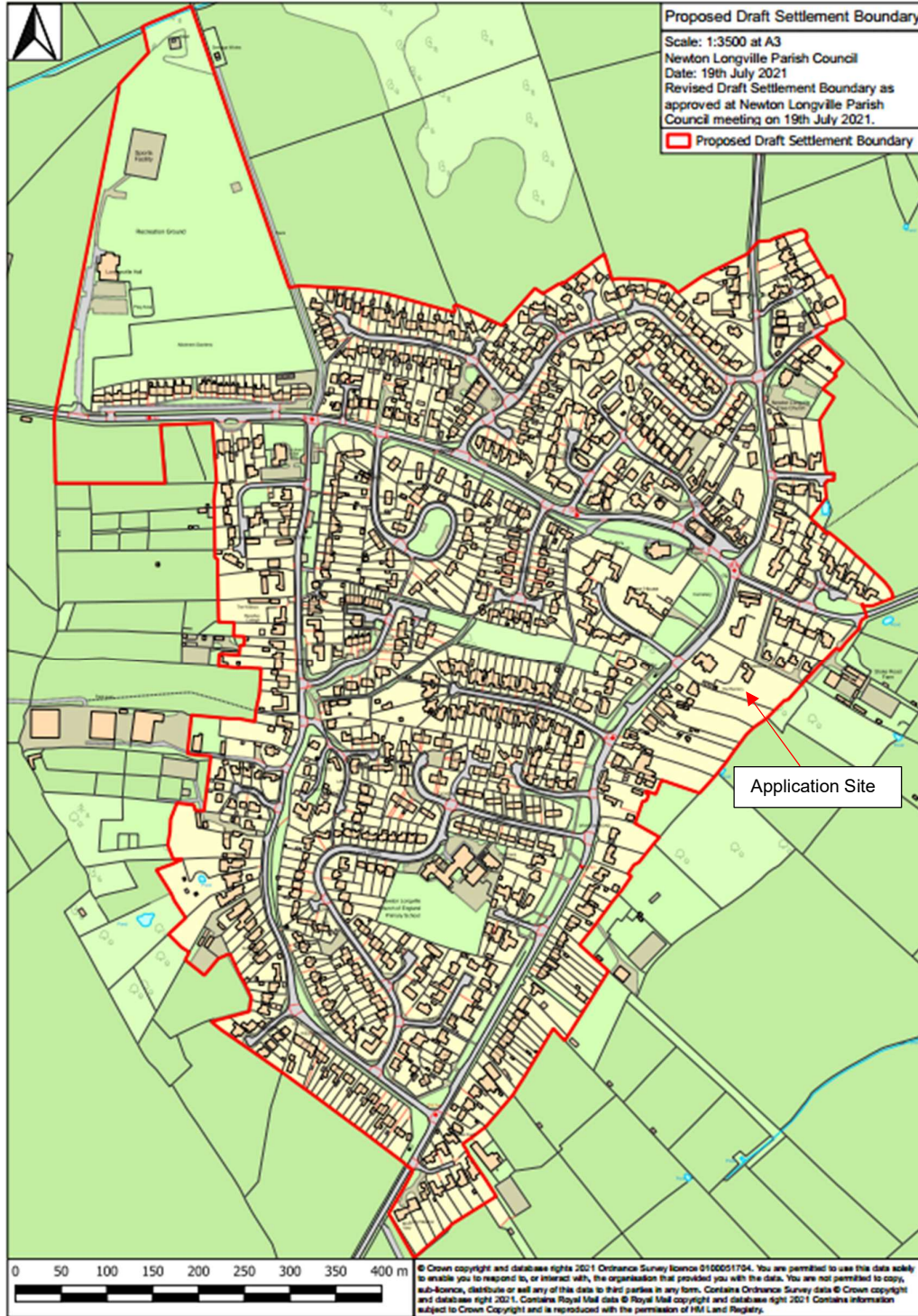


Figure 5. Draft Neighbourhood Plan Settlement Boundary.
Source : <https://newton-longville.com/neighbourhood-plan>

5.16 In addition to Development Plan Documents, Supplementary Planning Documents (SPDs) should also be considered when relevant to a development proposal. The SPDs that are deemed relevant to this application are the following:

- The Aylesbury Vale Area Design Supplementary Planning Document (November 2022)

6 PLANNING CONSIDERATIONS

Principle of Development

- 6.1 Local Plan Policy S3 sets out the settlement hierarchy of the district and designates Newton Longville as a 'Medium sized Village'. These types of villages have some provision key services and facilities, making them moderately sustainable locations for development.
- 6.2 Local Plan Policy D3 covers the requirements that need to be met by developers, who wish to propose new developments on non-allocated sites within the built-up areas of 'Medium sized Villages'. These are the following:
- a) *"infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or*
 - b) *development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site".*
- 6.3 Whilst there are is no designated settlement boundary for Newton Longville, it is considered that the application site lies within the built-up area of the village by virtue of it being within, and surrounded by existing built development. This is further evidenced from Figure 5, which shows that the application site lies within the draft settlement boundary that has been submitted in support of the Newton Longville Neighbourhood Plan. It is accordingly considered that it is not unreasonable to conclude that the principle of the proposed development is acceptable, provided that it also meets the additional requirements that are set out in Local Plan Policy D3.
- 6.4 The first requirement of VALP Policy D3 is that only development in small scale areas within the built-up settlement will be considered acceptable by the LPA. It should be noted that neither this policy nor its supporting text provide a clear definition on what land can be considered "small scale area". The application site lies within a part of the curtilage of the New Rectory and specifically to the side of the existing property. The existing dwelling stands within a generous plot and benefits from a large garden. It is accordingly considered that it is not unreasonable to conclude that the application site could identify as a "small scale area".

- 6.5 The second requirement of VALP Policy D3 is for the proposed development to qualify as either ‘infill’ development or a development that consolidates existing settlement patterns without harming the surrounding character of the local area.
- 6.6 First, it is significant to highlight that as per the case with the definition of “small scale areas”, VALP policy D3 does not provide a clear definition on what is considered to qualify as infill development. At the time of writing this supporting statement, there has not been a High Court judgement that would also provide clarity. There has also not been a statutory or policy definition given within either the Planning Acts or the NPPF.
- 6.7 The Cambridge Dictionary defines “infill” as *“development of new houses, business buildings, etc. on land between other buildings in already developed areas”*. The Oxford Advanced Learner’s Dictionary defines “infill” as *“to fill the spaces around or between other buildings; to be filled in this way”*. The application site is bounded to the north, west and south by residential properties. To the east, it is bordered by large trees and hedges which provide a clear and defensible edge to the development. The proposed dwelling would be surrounded by existing built development, is well contained within the settlement boundary and can therefore be considered to amount to small scale infill development. It will be surrounded by residential properties from three directions and will fill a small gap in a built-up frontage and within a developed area. It is therefore considered that the proposed development meets the requirement to be described as infill development.
- 6.8 Further, VALP policy D3 also highlights that the proposed development must consist of *“infilling of small gaps in developed frontages”* and be in keeping with *“the scale and spacing of nearby dwellings and the character of the surroundings”*.
- 6.9 With regards to the first condition, the proposed development will be accessible from Drayton Road and via a private driveway that will be shared with the occupiers of the nearby properties, it faces Drayton Road and will infill a small gap. The proposed dwelling will also be facing towards Drayton Road and have its main entrance and architectural features that will define the building facing in that direction. Therefore, it is considered that it is reasonable to reach the conclusion that the proposed dwelling will be fronting the public highway. The first part of VALP policy D3(a) is accordingly met.
- 6.10 Section 3 of this statement, which comprises the Design and Access considerations for this proposal, has demonstrated that the proposed development will be in keeping with the character, scale and mass of the existing properties within the village.

6.11 Figure 5 below, depicts the built-up environment along Drayton Road as it has been formed through out the years. It is evident that the primary characteristic that defines the properties to the east of Drayton Road is the spacious plot they are located in. This will be similar for the proposed dwelling, as its rear garden will measure approximately 326 sqm.

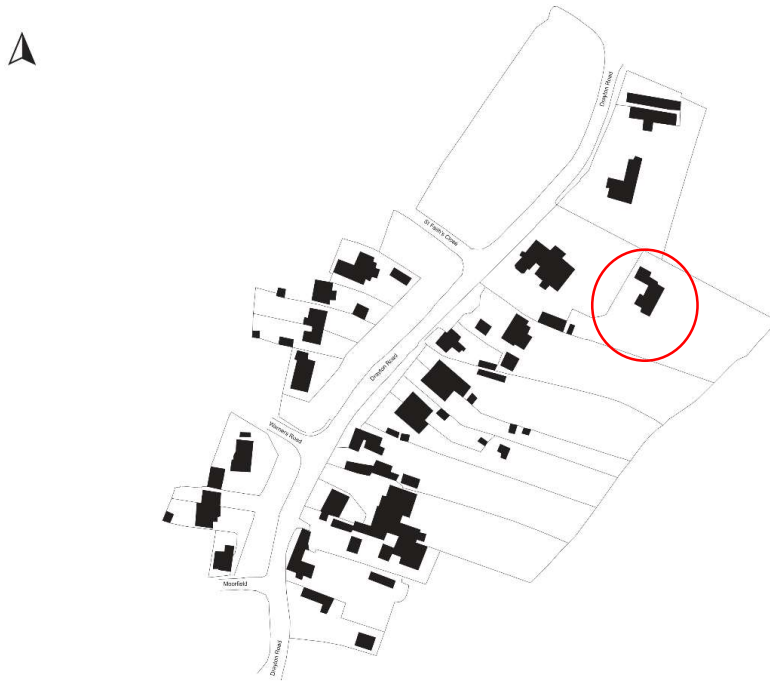


Figure 5. Figure-ground diagram

6.12 It is significant to note that the location of the residential properties within each plot varies considerably and their spacing between each other also demonstrates similar characteristics. Some dwellings appear to be positioned close to the highway, whilst others are set further back and benefit from a large front garden. Whilst the proposed development will be located further back from the public highway, it will be positioned next to the New Rectory, on a similar building line, that has existed there for more than 30 years. Therefore, it is considered that the proposed development will respect the local character of the area and the construction of the proposed dwelling will result in a building that preserves the historic pattern of development, character and spacings, that has been formed up until now.

6.13 Based on all of the above, it can be considered that the proposed development will meet the requirements of Local Plan policy D3 and the proposal is acceptable in principle.

- 6.14 A fairly recent planning application (ref. 16/00567/APP) that is considered relevant to this proposal was approved by the Council in 2016 and consists of the erection of three detached dwellings within the rear garden of St Annes Grange, which is a Grade II listed building. This proposal included the creation of a new access from Stoke Road. Following the approval of this application, a subsequent application was also submitted in 2017 for the addition of one more dwelling. This was also approved by the Council in 2018.
- 6.15 At that time, the aforementioned planning application was determined under the housing policies of the previous adopted Local Plan (which has now been superseded by the VALP), many of which were considered to be out of date. The proposal was assessed and considered to be acceptable by the both the Council's Conservation officer and the Council's planning officer in terms of impact to the local historic assets, conservation area and sustainability respectively.
- 6.16 The approval of the above planning application demonstrates that development within the large rear gardens of historic properties can be sustainable, provided it can be demonstrated that it will be a form of sustainable development. This proposal also seeks the creation of a new dwelling within the residential garden that for at least the past 35 years has belonged to the New Rectory. Whilst it is acknowledged that the above planning application was approved under the old local plan it is considered that this decision has created a precedent that development within the rear gardens of existing properties can comprise acceptable forms of sustainable development providing they are in accordance with all other relevant policies of the Local Plan with regards to site specific matters
- 6.17 Based on all of the above, it is concluded that the proposed development is considered acceptable in principal as it meets the requirements of policy D3, it is located in a sustainable location and lies in close proximity to important local facilities and services.

Impact on Residential Amenity

- 6.18 Local Plan Policy BE3 makes clear that proposals that will result in harming any aspect of the amenity of existing and future residents will be resisted.
- 6.19 As it has been demonstrated in Section 3 of this statement, there will be no overlooking issues resulting from the proposal. The proposed dwelling will have more than 35m distance from the Old Rectory and Old Parsonage and the neighbouring dwelling along

- Drayton Road. There are large trees and hedges, which already obstruct any views from the historic building towards the New Rectory. These will be preserved and will continue to provide coverage to the proposed dwelling as well. This is also considered to be in keeping with Principle DES41 of the Aylesbury Vale Area Design SPD, which requires new development to respect the privacy of existing residents.
- 6.20 With regards to private amenity space, the proposal will provide amenity space in the form of a private rear garden and patio. There are two additional entrances to the side of the proposed dwelling, which allow for easy external access to the rear garden without the need to enter the proposed dwelling.
- 6.21 Local Plan Policy NE8 outlines the significance of the vegetation and trees of the district encourages development proposals to seek appropriate mitigation solutions, which will include the enhancement of the tree network of the local area when it is considered appropriate. The proposal will not result in the removal of any trees. Some hedges that will be removed are proposed to be replaced by native hedgerows in other appropriate locations within the application site. These soft landscaping proposals are considered vital for the preservation and improvement of the local tree and vegetation network and the character of the local area.
- 6.22 All of the above proposals reflect the considerations that are stated in Principle DES42 of the Aylesbury Vale Area Design SPD.
- 6.23 Therefore, it is considered that the proposed development will be in accordance with the relevant VALP policies and design principles of the Aylesbury Vale Design SPD.

Design Considerations

- 6.24 Local Plan Policy BE2 sets out the relevant criteria that new development will need to respect in order for the design to be considered acceptable. These are the following:
- 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”

- 6.25 Local Plan Policy BE4 states that new development proposals should aim to achieve effective use of land and propose densities that will reflect the densities identified in the relevant area.
- 6.26 The design of the proposed dwelling has been informed from the nearby properties that are located along Drayton Road and the Aylesbury Vale Design Guide, the Newton Longville Conservation Area Appraisal and the Design Guide for Parsonages. The materials that will be used for the construction of the proposed dwelling will be identical to the materials that were used for the erection of both the Old Rectory and Parsonage and the New Rectory. This will ensure that the new dwelling will preserve the unique character of the area.
- 6.27 The Old Rectory is a three storey building that stands at approximately 9.9 meters above ground level, whilst the Old Parsonage is a two storey building that sits at approximately 8.8 meters above ground level. The New Rectory is approximately 8 meters tall, whilst the proposed dwelling will be approximately 8.6m tall. It is accordingly considered that the scale of the proposed building is in keeping with the height of the nearby properties. In addition, the proposed dwelling will be positioned at a lower ground level, which will also ensure that it will not harm either the residential amenity of the nearby properties or the character of the area.
- 6.28 With regards to its footprint, the proposed dwelling will be quite modest in size in comparison to neighbouring properties and more in keeping with the residential properties along Drayton Road.
- 6.29 Further, it should be noted that a common characteristic of the housing development located parallel to Drayton Road from the east is the existence of two storey dwellings that are situated close to the public highway and have large rear gardens. The depth of these rear gardens varies from 20 m to 40 m. However, this proposal is for a new dwelling that will serve as the residence of the local Rector and it is accordingly considered appropriate that the layout of the proposed dwelling will share more common characteristics with the New Rectory. These similarities include the depth of the rear garden and its position to the rear of the Old Rectory and Old Parsonage and within the building line that has been established by the New Rectory.

6.30 Drawing from all of the above, it is considered that the proposed development will meet the requirements of VALP policy BE2 and BE4 and will be in accordance with relevant national policies, local design principles and national design guidelines.

Access and Parking

6.31 Local Plan Policy T6 requires from all development that propose housing development to provide an appropriate level of car parking, as it is set out in the Appendix B of the adopted Local Plan.

6.32 The proposal includes the construction of one large attached garage and the creation of two parking spaces to the front of the proposed property, which will measure 5m x 2.8m. The proposed dwelling will be accessible from Drayton Road and via a shared driveway that currently serves two dwellings. It is considered that the additional trips generated from the development will have negligible impacts to the safety of the occupiers of the nearby properties.

6.33 Local Plan Policy T8 highlights that the provision of one Electric Vehicle charging points must be provided for all new housing developments. The provision of one EV fast charging point will be provided in a location, after it has been agreed by the Local Planning Authority.

6.34 It is accordingly considered that the proposal is compliant with the relevant transport policies of the VALP.

7 HERITAGE STATEMENT

7.1 The application site lies to the edge of the Newton Longville Conservation Area, which was on 16th October 1991, and within 60m distance from two designated heritage assets. These are the St Annes Grange (Grade II) and the Flat, the Old Parsonage and the Old Rectory (Grade II). The Newton Longville Conservation area can be seen in Figure 6 below.

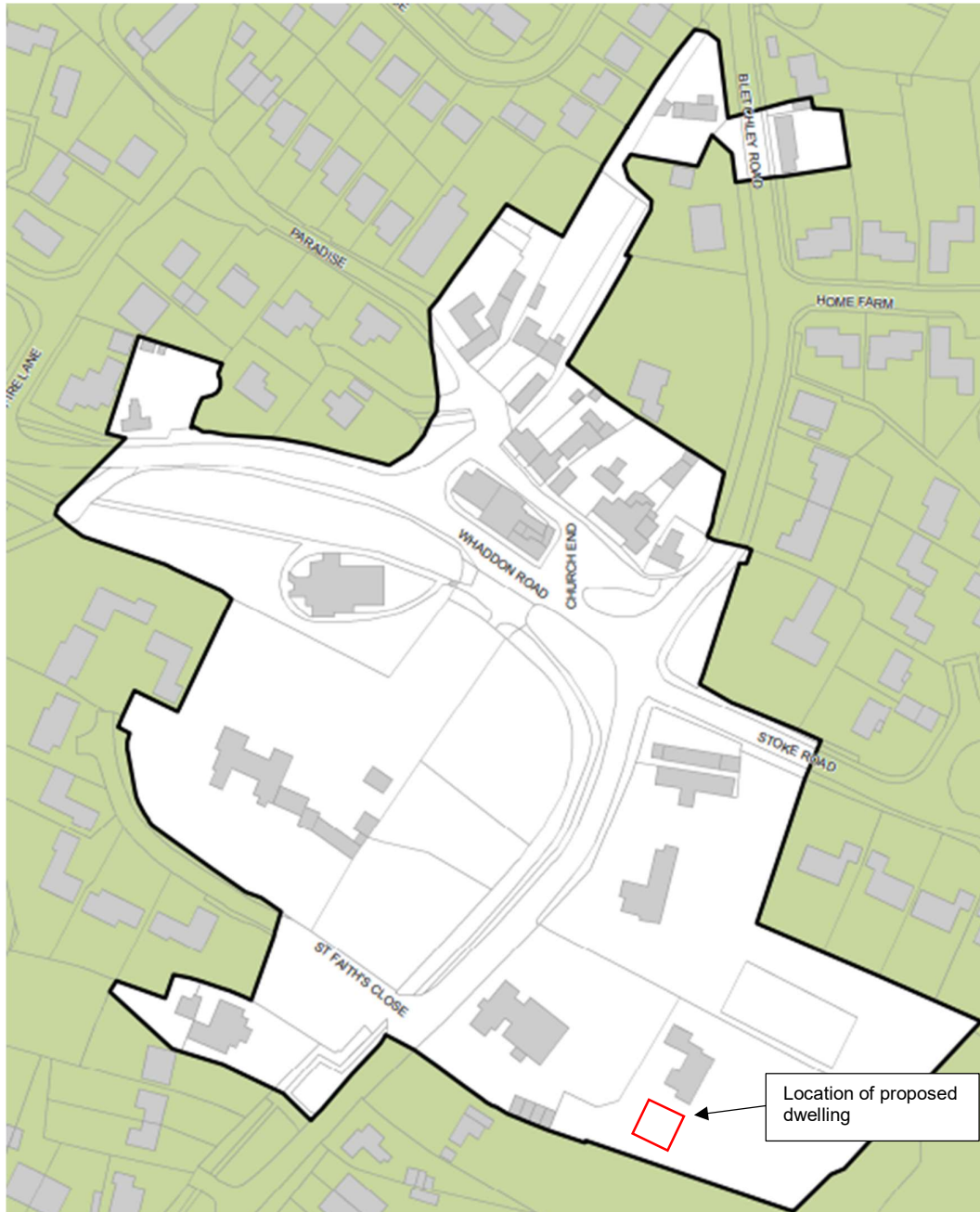


Figure 6. Newton Longville Conservation Area.
Source: Newton Longville Conservation Area Appraisal, © Crown Copyright and database right 2014. Ordnance Survey 100019797

7.2 It is significant to note that there are additional designated heritage assets in close proximity to the application site. However, due to the topography of the conservation area and the existence of nearby buildings between the application site and the protected heritage assets, it is not considered that the proposal will have any harm to their setting. Therefore, this part of this supporting statement will assess the impacts the proposed development will have on the setting of:

- 1) The Newton Longville Conservation Area
- 2) St Annes Grange
- 3) The Old Parsonage and Old Rectory

7.3 Figure 7 depicts the listed buildings within the Conservation Area and the areas that evidence of modern development which has been identified.

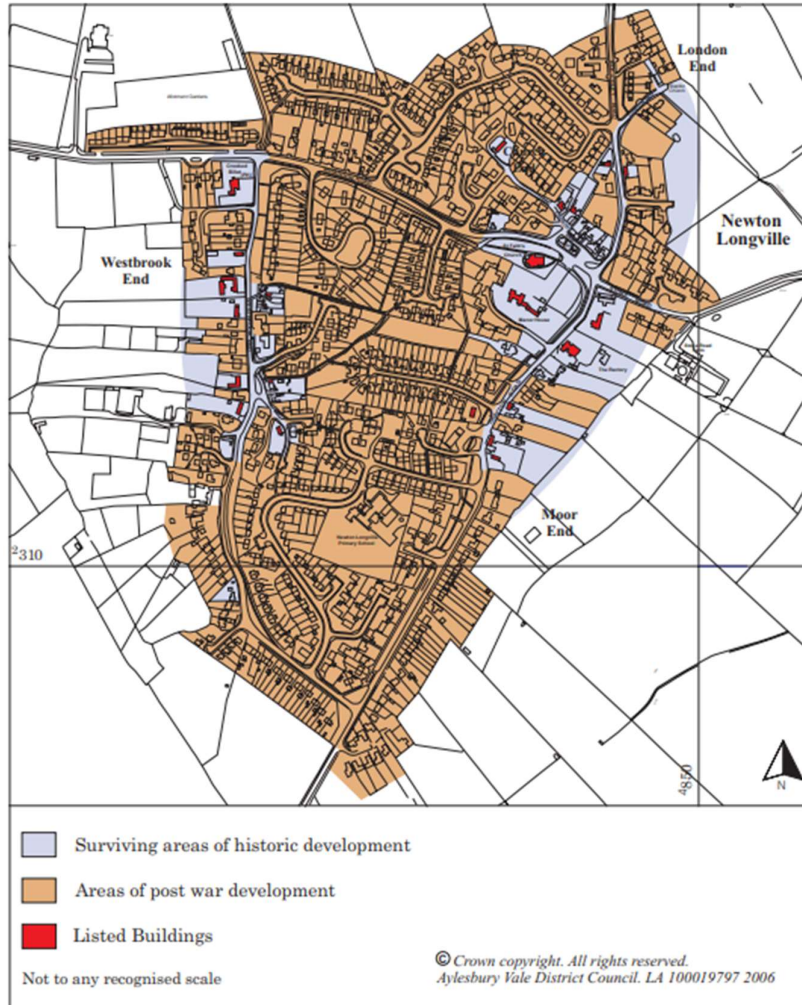


Figure 7. Modern development in Newton Longville.
Source: Newton Longville Conservation Area Appraisal

7.4 The Newton Longville Conservation Area Appraisal provides a detailed assessment of the local designated heritage assets and of their significant together with the Conservation Area.

7.5 Figure 8 below shows the changes in the development patterns that occurred along Drayton Road between 1779 to 1971. As it can be seen, it is highlighted that the form of

development that used to characterise this part of the Conservation Area (i.e buildings with a frontage to the edge of the road) appears to be slowly diminishing. This is of particular note as it can be confirmed by the construction of the New Rectory to the rear of the Old Parsonage and Old Rectory a few years later.

The 1779 and 1841 maps show the linear form of development to either side of what is now Drayton Road. Similar to Westbrook End, the buildings tended to be situated fairly close to the road edge with long thin plots stretching back at right angles to the road. This form of development is still recognisable on the 1923 OS map, but by 1971 only survives in part on the south-eastern side of Drayton Road.

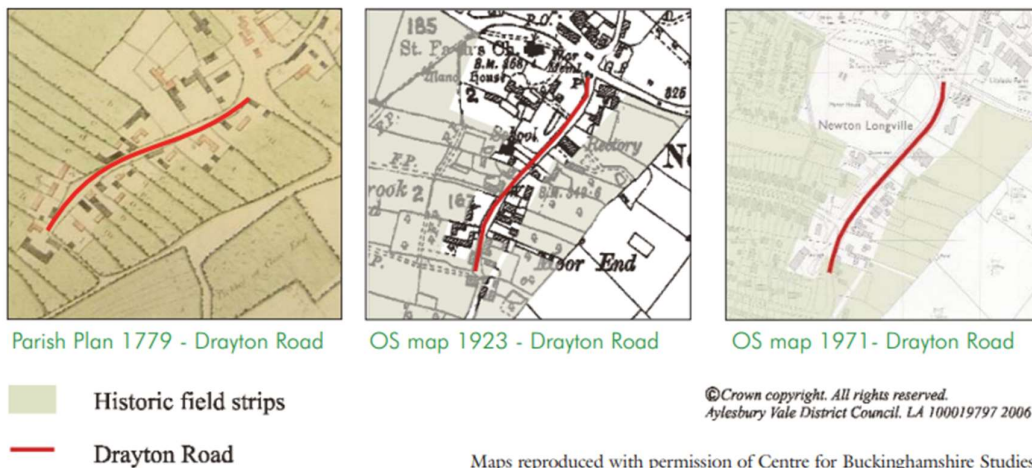


Figure 8. Changes in the development pattern along Drayton Road from 1779 to 1971
Source: Newton Longville Conservation Area Appraisal

7.6 Figure 9 demonstrates the key views and vistas in and out of the Conservation Area that have been regarded as been significant and which have characteristics which need to be protected. As it can be seen, there are no views towards the application site. This is considered to happen due to primarily three reasons:

- 1) The Old Parsonage and Old Rectory is a large building that is covered by a tall brick wall to its north west part that fronts Drayton Road. This results in very limited views coming from the public road towards the south east of the Conservation Area.
- 2) There are a number of outbuildings to the side garden of the Old Parsonage and Old Rectory, which further obstructs any views from public vantage points to the application site.
- 3) Public views coming from the north are primarily obstructed due to existing tall vegetation, boundary walls and existing properties. In particular, it appears that there is only one public view crossing directly into the application site and this comes from

the northern junction. However, the application site cannot be seen from that location as there is St Annes Grange with its associated outbuildings and the New Rectory that restrict any views from these viewpoints, to the application site.

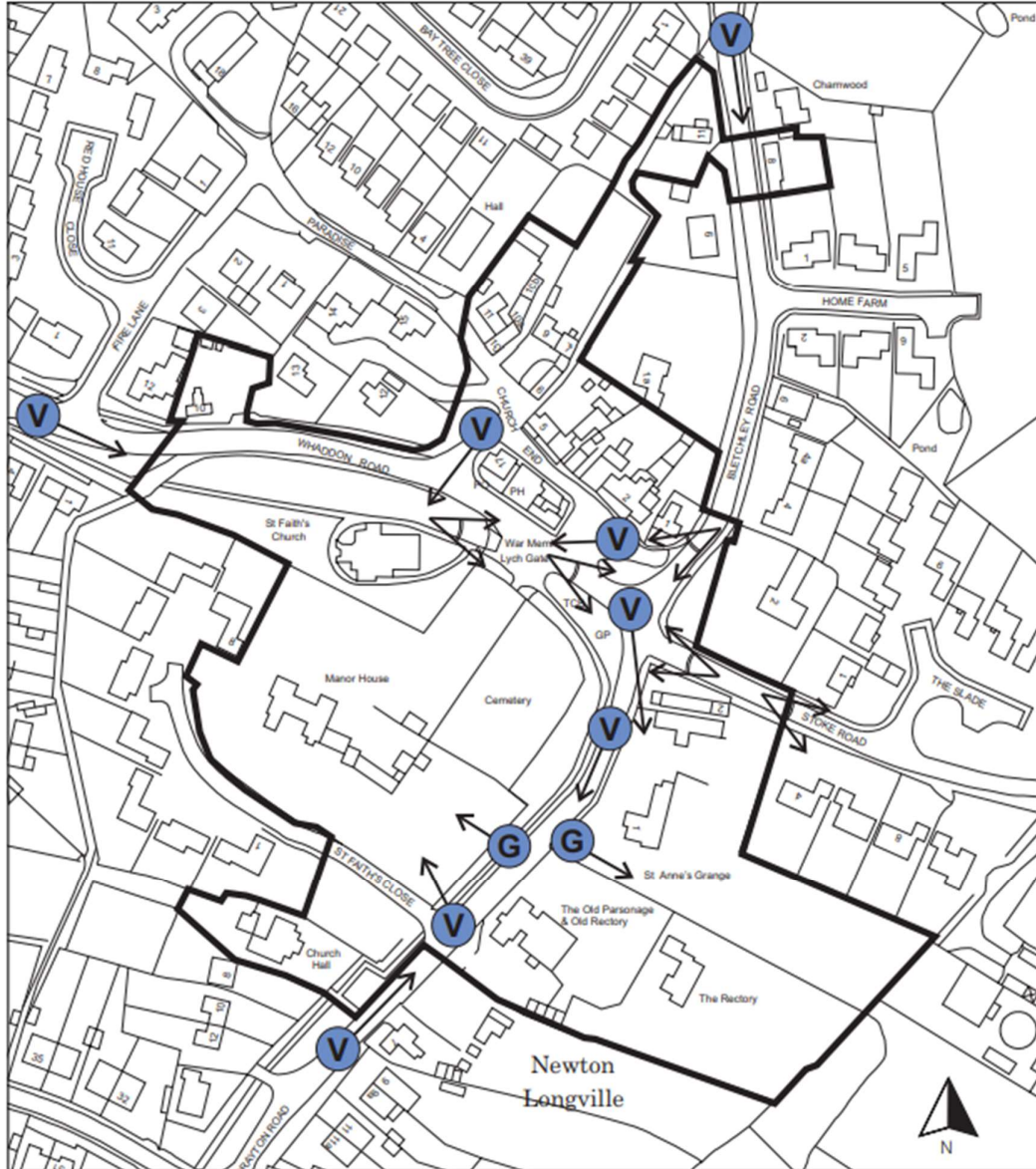


Figure 9. Key views and vistas
Source: Newton Longville Conservation Area Appraisal

7.7 Development to, and at the edge of Conservation Areas can be considered as particularly sensitive as it can provide a glimpse of the local characteristics that define the Conservation Area and its significance as a heritage asset. However, the application site is located in a unique location that the same criteria that cannot be applied to it. Due to the large buildings between the application site and the Conservation Area, the application site will be practically impossible to view as would the proposed dwelling,

from any public vantage points. In addition, there are also no Public Right of Ways that cross adjacent to the application site. This shows that there are no particular or wider views that should also be taken into consideration that could be coming from the open countryside to the east of the application site. In any event the substantial screening from the existing vegetation which will be maintained, will prevent the proposal as having any material impact on the setting of the conservation area from the far off views from the east.

7.8 Therefore, it is considered reasonable to reach the conclusion that the proposed dwelling will be well enclosed from all directions and will have no impact on the setting of the Conservation Area.

7.9 With regards to the impact of the proposal to the setting of St Annes Grange (Grade II), it is also considered that the proposal will have no unacceptable harm to its significance. In appendix V of the Newton Longville Conservation Area Appraisal, the following description is given for the listed building:

“Whitewashed and roughcast timber-framed building with curved wind-braces in roof. Thatched with brick chimneys to centre and to east side. Two storeys with attic and 20th century extensions. Irregular modern windows. Internally has 15th century moulded beams and dressed stone fireplace. Short section of garden wall attached to north0east corner constructed from re-used fragments of medieval ecclesiastical masonry including a two-light traceried window.”

7.10 The proposed dwelling will be modest in both size and scale and will not be visible from the direction of the protected heritage asset as the existing dwelling, the New Rectory, will stand between them. It is a fact that the New Rectory already blocks any views from the north to its side garden, where the application site lies. The proposed dwelling will also be located next to the New Rectory and have an identical orientation, which ensures that no part of the proposed dwelling will be visible from the curtilage of designated heritage asset.

7.11 The proposed dwelling will also stand opposite of the Old Parsonage and Old Rectory (Grade II). However, it is not considered that the proposal will have an unacceptable harm to the significance of these buildings. On the contrary, the overall benefits that will be achieved from the proposal are considered to enhance the character of the Conservation Area and further elevate the listed building's significance.

7.12 Appendix V of the Newton Longville Conservation Area Appraisal also provides a short description about the materials and design of the Old Parsonage and Old Rectory. These are the following:

“The Old Parsonage is 18th Century, constructed of vitreous brick with red brick dressings, band course and slate roof. Later extensions to south. Interior has fragments of timber-framing with cambered moulded tie beam in first floor room and 18th century staircase.”

“Dated 1830, constructed of red brick with plain parapets and pantile roof. Three storeys with classically inspired elevations. South-east elevation has tripartite sashes, those to ground floor with segmental arches with panelled tympana, and those to upper floors with gauged brick heads. Centralised double doored enhance has arched glazed panels and panelled tympanum below 20th century segmental hood on Doric columns what were formerly inside the house. South-western elevation has 19th century conservatory.”

7.13 The proposed dwelling will demonstrate traditional building characteristics and materials that can be identified throughout the Conservation Area. Further, the proposed dwelling will also not obstruct any views coming from public vantage points to the protected heritage asset. This will ensure that people visiting the Conservation Area and those that live nearby will continue to be able to view the building in its current setting, and therefore its' significance will be preserved.

7.14 The listed building is already separated by the New Rectory with a tall and long hedgerow to the east. This will continue to provide coverage after the proposed dwelling is built. The proposal also seeks the enhancement of this vegetation boundary to further ensure that the privacy of existing and future occupiers is preserved. The listed building is also contained from all sides by large trees and a tall brick wall and the erection of a new dwelling in the proposed location will not affect any of these arrangements or the wider setting.

7.15 Therefore, it can be considered that the proposal will not lead to harm to either the significance or setting of the nearby listed buildings and will not have any unacceptable harm to the character of the Conservation Area. The proposed dwelling will share similar building characteristics and features as those already identified within the Conservation Area and it is reasonable to conclude that in terms of the heritage impact, the proposed dwelling will make a positive contribution to the significance of the Conservation Area. It

is accordingly considered that the proposal is also in accordance with Local Plan Policy BE1

8 CONCLUSION AND PLANNING BALANCE

- 8.1 This statement has demonstrated that the proposed development is acceptable in principle, makes an efficient use of land and will not have an unacceptable harm to either the local historic environment or townscape or any residential amenities.
- 8.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 6 of this statement. It is considered that the proposed development will accord with energy and building standards, will provide a welcoming, albeit small, contribution to the housing land supply, will not harm the residential amenity of local residents and will better reveal the significance of the local heritage assets and the wider Conservation Area.
- 8.3 The design of the proposed dwelling has also been carefully considered and reflects the character of that found in the surrounding area. As it has been demonstrated in section 3 of this statement, the proposed dwelling will be of high quality with sustainable materials that will respect the historic character of the local area. In addition, it has been demonstrated that eco-friendly solutions have also been incorporated to ensure that the proposal will help Buckinghamshire Council meet its Climate and Energy goals.
- 8.4 It is therefore considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by national and local policy and guidance.
- 8.5 The applicant is aware that suitably worded conditions may need to be attached to any forthcoming decision, provided they meet the relevant NPPF tests and avoid the use of pre-commencement triggers unless fully justified. The applicant is happy to discuss these with the Council during the processing of this application should they be deemed necessary. Appropriate conditions may include those dealing with:
 - Boundary treatment
 - Planting and landscaping / maintenance proposals
 - Materials
 - Construction Method Plan

- Cycle storage details
- Drainage