

## **Design and Access Statement**

### **PROJECT:**

The change of use of detached outbuilding from staff accommodation of Dynes Cottage into 2 no. independent short term holiday lets

### **SITE:**

Dynes Cottage  
Mill Road  
Finchingfield  
Essex  
CM7 4LG

DATE: May 2023

PROJECT: 5868

### **01.00 Introduction**

This statement has been prepared by Andrew Stevenson Associates on behalf of Mr. and Mrs. Russell

This statement should be read in conjunction with the development proposal plans forming part of the application and accompanying documents incorporating forms, covering letter and specialist forms.

### **02.00 The Site**

Within the boundaries of Dynes Cottage there is a principal residential dwelling and forward buildings running close to the roadside that are now used as short term holiday lets and staff accommodation.

A recent planning search shall reveal that under application number 19/01602/FUL planning permission was granted for the change of use of the detached leisure pool accommodation to become the site's main residential accommodation and the conversion of Dynes Cottage into 2 no. short term holiday lets.

Works have been completed in respect of this approval and the application presented seeks to retain these elements and, due to the now redundant nature of the staff accommodation convert the small detached historic garage building located adjacent to the both main residence and forward holiday lets in to further short term holiday lets.

The existing built form of the site is principally the roadside building which is a delightful part thatched non listed period style residence, the leisure complex now used as the main residence and the detached equestrian annexe staff quarters bungalow with garaging and cartlodge.

Beyond this are domestic gardens, paddocks, grazing and stables.

The site is located towards the South Eastern edge of the village of Finchingfield.

The heart lies approximately 1 kilometre to the North and contains a range of village amenities and facilities including shops, pubs, primary school, sports and leisure facilities.

The nearest towns include Braintree and Gt Dunmow. All principal settlements are accessible by public transport.

The site measures approximately 06. ha and with a frontage of approximately 100 metres and a depth of 100metres.

The paddock and equestrian land is edged in blue on the application block plan.

### **03.00 The Proposals**

The Planning Application proposes to:

Change the use of the existing staff accommodation into further short term holiday lets.

#### Amount and Scale of Development

Only minor operations are required to secure the change of use.

The floor area of the ancillary staff accommodation is unaltered.

The floor area of the main house

Existing outbuildings remain unaltered and do not form part of the application.

#### Layout

There are very minor changes proposed to facilitate the conversion and these are unnoticeable in the wider public realm.

#### Appearance

Within the proposals there are no requirements to materially change the appearance of the outbuilding.

## 04.00 Planning Policy

### National Planning Policy

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#### National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was first published on 27 March 2018 and provides the national framework for plan-making and decision taking.

The primary objective of the NPPF is to increase the delivery of sustainable growth and development that is not to the detriment of future generations.

Paragraph 14 of the NPPF confirms that there is a presumption in favour of sustainable development, which for decision-taking means approving development proposals that accord with the

### Local Planning Policy

The Braintree District Council Local Development Framework

Braintree District Council local plan 2013 – 2033 was adopted in July 2022 and forms the local authority's principal development framework document.

Respected policies applying to the application include:

Policy LPP8 Tourist Development within the countryside  
Policy LPP36 Residential alterations, extensions and outbuildings  
Policy LPP47 Built and historic environment  
Policy LPP48 All inclusive environment

Together these documents comprise the Development Plan for the District, against which the proposed development will be determined

## 05.00 Assessment

### Physical, Social and Economic Context

The site is located close to the heart of Finchingfield, with its immediate transport links to market towns noted earlier.

Access to the site comes from an adopted road network.

## 06.00 Evaluation

The unaltered form and massing shall be commensurate with surrounding architecture.

## **07.00 Scale and Appearance**

As noted earlier there are no material alterations to the scale and appearance of the current building.

## **08.00 Layout**

The application proposed block plan illustrates that parking can be provided to the front of the accommodation and are containable within existing landscape features.

Amenity space for the equestrian annexe remains unaltered and cottage gardens and patios can be provided for the tourist accommodation.

## **09.00 Landscape**

Landscaping proposals shall include maintaining and extending boundary wildlife corridors in the form of indigenous and native hedgerows.

Driveways shall be retained as self draining and surfaced in natural clay sets and bedded gravel.

Paving to private patios shall be selected from high quality natural stone.

Existing lawns and shrubbery borders shall be retained wherever possible.

## **10.00 Principal Access, Circulation Access and Mobility**

Under the earlier planning approval there was an obligation, following receipt of Highway feedback, to upgrade the visibility and access arrangements to the site.

Works have been carried out in accordance with the directions and recommendations providing a safe and suitable access that can comfortably accommodate the additional traffic flow that, on balance shall be similar and consistent with the existing transport movement to the site taking into account the independent nature of occupation of the staff suites when they were in full use.

The access arrangements to the site can be seen on block plan.

Parking provision shall also benefit all user groups and the buildings will lend themselves for mobility occupation, as directed in Lifetimes Home Standards Regulations.

The building shall be fully compliant with Building Regulations and incorporate the following features:

- Access from the entrance to the site or car parking space with hard bound surface
- Level threshold at entrance
- Entrance doors and corridors shall be suitable for wheelchair use
- Stairs suitable for ambulant people or a stairlift provision can be built into the design of the property
- WC to the entrance door shall be wheelchair friendly
- Socket outlets and switches shall be at a convenient height

### **11.00 Ecology**

There are no ponds and no evidence of wildlife on the Site.

The scheme makes provision however to improve the wildlife corridors surrounding the site and extending and interplanting the native hedgerows.

### **12.00 Conclusion**

Taking into account that works are of a minor nature and in the clear spirit of the controlling nature of the earlier planning permission with accompanying section 106 agreement, it is hoped that full planning permission can be granted for the alterations that seek to preserve the tourist facility for the site and enable proportionate growth of the business for the benefit of the applicants and successors in title.

No physical alterations are proposed to either the buildings in question or wider landscape and the scale and impact of the de minimis changes shall not have any negative impact or adversely affect the character of the setting or wider environment.