

Design and Access and Planning Statement



Land West of The Cottage

Green End,

Nr Dane End,

Herts

SG12 0NY

APRIL 2023

Revision

Authored by:

Introduction

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

Land West of The Cottage, Greenend, Dane End, Ware, Herts SG12 0NY

The Cottage is an existing residential property with associated out buildings and tennis court. The owners are well established in the area and have lived in the property for over 10 years; they are now looking for opportunities for their parents to relocate back into the area so they can assist them with their future care.

Even if the applicant parents were in a financial position to relocate to a property locally they would still face ever increasing energy prices along with the need for family members to travel some distance to assist them which has led to the applicant exploring the possibility of utilising an area of their garden to provide a dwelling for their parents to move into.

The applicant is in a unique position where they have an area of previously developed land, currently being used as a tennis court, which would facilitate the construction of a single storey dwelling to provide their parents with a purpose-built dwelling with the flexibility to be adapted for any future needs they may have.

The applicant has therefore approached us to assist with the design and we have been working closely with ATspace Ltd, specialists in energy performance, and have shaped the proposed unit to create a dwelling that is not only energy efficient for the end user but will be energy efficient in its manufacture and installation.

Further details are provided within the accompanying supporting statement.

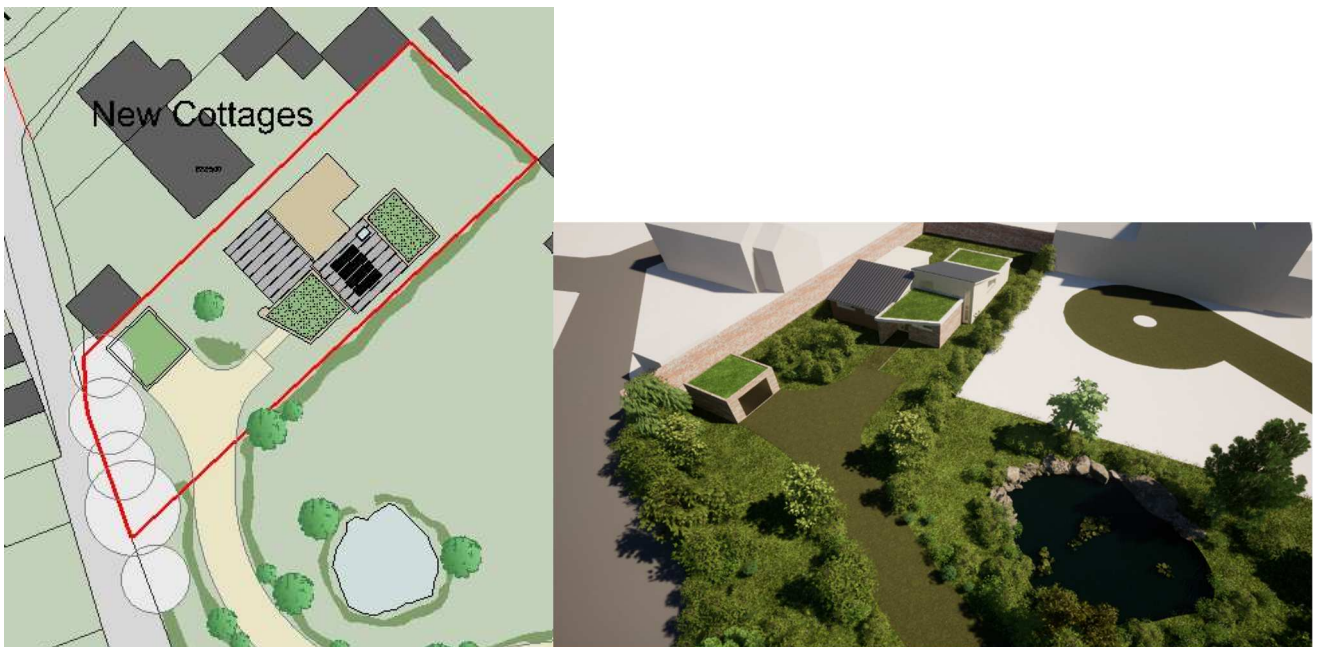


Fig 1. Proposed Site Plan and Proposed Visualization

Site Location

- The site is located just off of Chapel Lane a short distance from Dane End.
- Proposed within the curtilage of an existing residential property,
- Positioned within 650m of All Saints Church in Little Munden.
- Positioned within 670m of Little Munden Church of England Primary School.
- Positioned within 60m of The Cricket Green.
- Positioned 0.4miles from the employment facility of Lordship Barns.
- Positioned 0.7miles from the Village Hall and Public House in Dane End.
- Positioned 0.75miles from the General Stores and Post Office in Dane End.
- Positioned 0.8miles from the further employment opportunities of Dane End Car Sales and Christmas Tree Farm along with numerous small businesses.



Fig. 2 Site Location (Google Maps)

- The Cottage is an existing dwelling that has had extensions and alteration undertaken to it.
- The application site itself is proposed within the well contained and maintained grassed areas of The Cottage.
- The site is in close proximity to the service detailed previously.
- Larger settlements providing further services/facilities are available along expanded communication routes such as Bishops Stortford/Harlow/Ware/Hertford.

Village Group Designation:

- Greenend is designated as a Group 3 village (where infill/development is permitted).

Greenbelt Designation:

- The site is not within the Green Belt.

Local Design Vernacular and Context

- Green End is a picturesque setting with a diverse and mixed architectural vernacular (examples of which are provided below).
- It is worth noting that there is no strong local architectural style, and it is therefore considered that a contemporary design would complement the surroundings of the site.



Fig. 3 New House at Connop, Greenend



Fig.4 Example of Local Property Style



Fig. 5 Example of Local Property Style



Fig. 6 Example of Local Property Style

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.

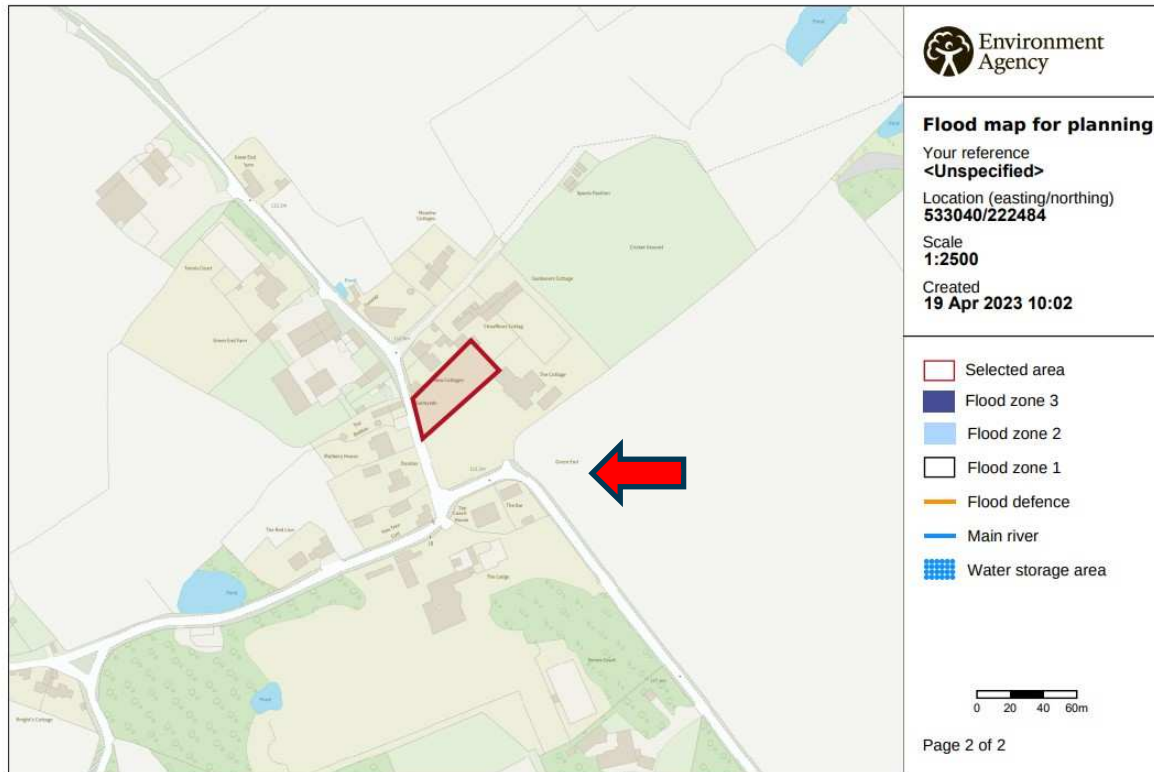


Fig.7 EA Flood Map

Listed Buildings:

- There is one building listed noted within proximity to the application site.

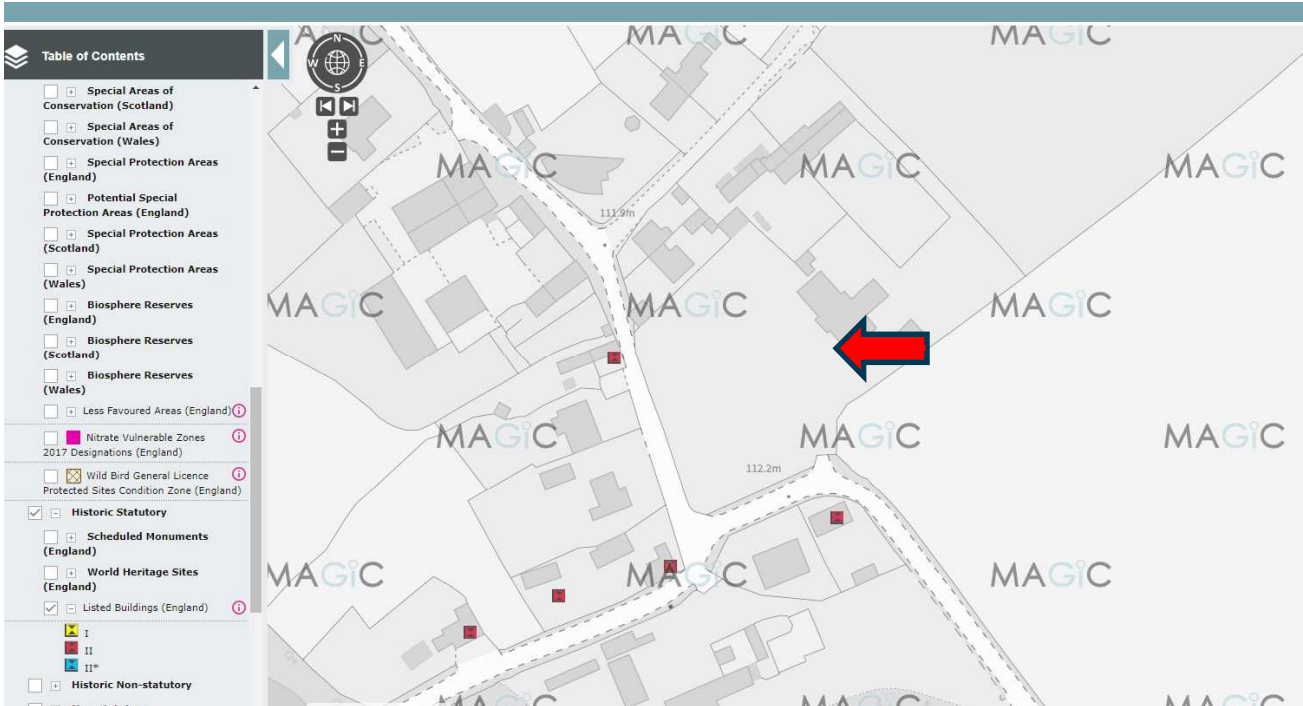


Fig 8. DEFRA MAGIC MAP

- The proposed dwelling has been situated in a sympathetic location on the site that will not impact on the existing listed building.
- The proposed dwelling has been designed as a single storey unit.
- Additional screening to the existing property is proposed via enhanced planting to the existing boundary hedges.

Priority Habitat:

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

Conservation Area and TPO's:

- Site is not located within or adjacent to the conservation area.
- There are no TPO trees effected by the proposed layout of this application.

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 is currently a tennis court and offers minimal bio- diversity features but does, however, provide a great opportunity to enhance the infrastructure available.
- The attached Biodiversity enhancement plan indicate the proposed implementation of Ponds, Bat boxes, Birdboxes, Bumblebee Boxes, improved terrestrial habitat and enhanced planting.
- The dwelling itself will look to install a Green Roof to a large percentage of its structure providing additional bio enhancements and reducing the impact of a build.
- The site will also look to implement enhanced insulation values and renewable technologies such as Air Source Heat Pumps, Ground Source Heat Pumps and Solar PV panels along with the full provision of electric car charging facilities. All of which are detailed within the supporting document provided.
- With the current energy crisis taking hold it is the objective of this proposal to produce a property that is as close to Net Zero as possible (within the realms of financial viability).

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 planning and 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 0.8miles 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 650m of All Saints Church in Little Munden.
- Positioned within 670m of Little Munden Church of England Primary School.
- Positioned within 60m of The Cricket Green.
- Positioned 0.4miles from the employment facility of Lordship Barns.
- Positioned 0.7miles from the Village Hall and Public House in Dane End.
- Positioned 0.75miles from the General Stores and Post Office in Dane End.
- Positioned 0.8miles from the further employment opportunities of Dane End Car Sales and Christmas Tree Farm along with numerous businesses.
- Positioned and connected to the larger settlements of Baldock, Buntingford, Stevenage, Hitchin, Letchworth, Royston and Bishops Stortford via Hertslynx dial bus service.

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 Dane End (a group 2 village) which offers service such as Public House, primary school, Church, a village hall, a General Store and Post Office, employment facilities, village allotments, riding school and recreation ground.
- 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.

The last example is detailed below: -

3/23/0158/FUL - Change of use of land and erection of 4-bedroom detached dwelling - Land Adjacent To North View Violets Lane Furneux Pelham Buntingford Hertfordshire SG9 0LF; The application was adjacent the settlement envelope and concluded the harm to the open countryside was out weighed by the benefits to the 5 year housing supply.

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 Greenend, a Group 3 village and is located within the settlement boundary.
- Policy GBR2 is relevant as the site is located in the Rural Area Beyond the Green Belt.
- Policy GBR2 lists several types of development that will be permitted in the Rural Area in addition to that set out in the VILL policies, provided they are compatible with the character and appearance of the area.
- The proposal would not harm the character and appearance of the area due its single storey design. The form and proposed material would be in keeping with the local vernacular.
- The site is residential tennis court and garden closely mown grass surrounded by, and including, appropriate hedges and fencing. It has the appearance of a domestic garden. The site is therefore attached to/near the house, in the same ownership as it and together they form one enclosure.

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: -

- Ref. No: 3/06/0251/FP | Replacement dwelling | Cannop, Green End, Dane End, Ware, SG120NX
- Ref. No: 3/19/2211/FUL| Provision of mixed-use development for B1 Use (business) and retention of existing agricultural buildings. Erection of 26 dwellings, 10 to be affordable housing. Land At Home Farm Munden Road Dane End Ware Hertfordshire SG12 0LL
- Appeal Ref: APP/J1915/W/20/3258799 Land adjoining Spring Paddocks, East End, Furneux Pelham, Hertfordshire SG9 0JT - 04/01/ 2021
- Appeal Ref: APP/J1915/W/16/3147738 - Albury Lime Kiln, Little Hadham
- Appeal Ref: APP/J1915/W/18/3205669 – Acremore, Acreman Street, Little Hadham.

5 YEAR HOUSING PROVISION & PLANNING BALANCE

- A recent appeal decision concluded that the Council cannot currently demonstrate a five-year supply of deliverable housing sites.
- The consequence of not having a 5 Year Housing Land Supply is that the 'tilted balance' is engaged in the decision-making process.
- The tilted balance refers to paragraph 11(d) of the NPPF which states that if the most relevant Local Plan policies for determining a planning application are out of date (such as when a 5 Year Housing Land Supply cannot be demonstrated), the application should be approved unless the application of NPPF policies that protect areas or assets of particular importance (as defined by the NPPF) provide a clear reason for refusing permission or the harms caused by the application significantly and demonstrably outweigh its benefits, when assessed against policies of the NPPF as a whole.
- In this context, the policies considered to be out of date include in particular those relating to the development strategy and delivery of housing.
- The Council's lack of a 5 Year Housing Land Supply is a material consideration which needs to be given significant weight.
- The proposed development would not amount to a harmful intrusion into the countryside which is incompatible with the character and appearance of the rural area.
- The benefits of the proposed development which include the provision of a sustainable new dwelling that would contribute to the Council's housing need.

East Herts District Plan 2018:

Policy DES4 Design of Development

- The above policy states that:
 - 1. 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 proposed works are within previously developed land on an existing tennis court and will promote best use of existing land. The design of the unit, although contemporary in its nature, is of a sympathetic design and its single storey form will ensure a minimal visual mass. The opportunity to install enhanced planting and bio features will further improve the character of the site and the surrounding area.
 - (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 end user. The single storey nature of the property along with 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 with the single storey nature of the proposed unit ensuring privacy is retained and not overshadowing to neighbouring amenity.
 - (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.; -*
- With the current energy crisis looking to be on going for many years it is becoming even more important to re-evaluate the way people currently live. We have been working closely with ATspace Ltd, specialists in energy performance, and have shaped the proposed unit to create a dwelling that is not only energy efficient for the end user but will be energy efficient in its manufacture and installation. Full details are provided within the accompanying 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 GBR2 - Rural Area Beyond the Green Belt

(e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area;

- The proposed works are within previously developed land on an existing tennis court and will promote best use of existing land.

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 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 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 site is currently laid as a tennis court/hardstanding and as such provides very little in the way of Biodiversity. The proposed dwelling looks to implement new planting and bio enhancements with a large part of its structure as green roof the proposal will dramatically increase the area of soft landscaping to the site (Please refer to attached Landscape/Bio Enhancement Plan).

Policy CC1 Climate Change Adaptation

All new development should: (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter.

- Eco-Tech / Renewable Energy Systems to be implemented – please read in accordance with the attached report.

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. 9 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 tennis court with minimal viewpoints 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 and enhance the ecology.



- Hard landscaping would be kept to a minimum, with all driveways being constructed from permeable material.

Scale:

- The proposed dwelling would create a detached 3no bed unit over a single storey.



Fig 11. Proposed Visualization

- 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).
- Due to the topography of the site, the distance from the road and the mature landscaping the development will not be prominent from the highway.
- 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 a contemporary building with sympathetic materials.
- The use of brickwork, timber and render with elements of green roof would provide modern housing in a vernacular / form comparable to that currently on the site whilst also respecting the character and appearance of the local area.
- The dwellings design would be wholly compatible with the setting.
- 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.



Fig. 12 Proposed Visualization

Access:

- The site is in the curtilage of The Cottage 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 existing residential garden space with the existing Cricket ground further located.
- Beyond this is predominantly open arable farmland of a fairly regular field pattern bounded by mature trees and hedges interspaced with housing sporadically along the roadways.
- The property itself sits within a group of large dwellings fronting the roadside.
- The majority of existing properties benefit from well-established planting to their boundaries.
- Although the site is adjacent the roadside, it is well screened by existing planting and is not easily read within the wider context.



Fig.13 Existing Site Boundary

Landscape Impact Conclusion:

- The height, scale, footprint and materials of the proposed dwelling will not be unsympathetic of the wider area.
- Buildings of a larger, 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 roadside; however, these views will be very limited due to the 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 development would be localised and insignificant; on that basis the scheme would effectively be assimilated into the wider landscape and views of the area.

CONCLUSION

- This is a sustainably located development close to a sustainable village with access to a range of services.
- The council cannot demonstrate a 5-year housing supply.
- This proposal will provide market housing to contribute towards meeting the housing supply in the district.
- The development will provide a contemporary dwelling that with increased Eco Tech credentials.
- The development will look to dramatically enhance the existing Biodiversity to the site.
- 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 the owner with the opportunity to create a flexibility dwelling capable of adapting to any future needs.
- The design and appearance are considered to be in keeping with the local vernacular.
- The Size, Scale and Visual Mass have been set to ensure minimal impact to the surrounding area.
- The dwelling will support the local economy.
- The dwelling will allow the applicants family to return to the area which they have lived for many years to share the site with their family.
- The Council has granted a number of recent planning permission for other dwellings in similar circumstances.
- The development would have no adverse impact on residential amenity, or any other material planning consideration.
- The proposed building works will have no adverse impact on its setting and will preserve the character and appearance of the area.
- The merits of this proposal warrant the grant of planning permission.
- In conclusion, the proposed works are of a high-quality design and the grant of planning permission is anticipated.