

## Design & Access Statement

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Proposed Residential Dwelling at;

Land to the West of Alexander Lodge, Kersey Tye, IP7 6EU



Reference: KT\_DAS01

March 2023

Revision /

## Introduction 1.0

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This Design & Access Statement has been prepared to accompany a planning application for the erection of a single dwelling, as shown on the accompanying drawings.

The project has been subject to the pre-application process with the Planning Officer Rose Wolton (DC/22/05771/PREAPP - November 2022). The proposal at the time was considered a large executive dwelling, having received the pre-application feedback, the design has been scaled back to be in keeping with the surrounding context as suggested.





## Site Location 2.0

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The site is located to the north west of an existing residential property known as 'Alexander Lodge'. It lies to the south-west of the main lane through Kersey Tye and Williams Green.

The site is neither a Conservation Area or Area of Outstanding Natural Beauty. However the surrounding land is predominantly residential. The land proposed for the single storey dwelling is currently farmland, but due to its size and modern day machinery it is impractical and not viable as agricultural land.

The proposed dwelling will be a natural infill between the existing properties either side and to the rear of the land. There is a current access to the land close to the boundary with Alexander Lodge, this access will be retained and is proposed for the new dwelling.

## Site Location 2.1

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The built environment that surrounds the site consists of predominantly large, detached houses set in comparatively large individual plots. The proposed access to the site is as proposed where the existing access to the land is.

Whilst located outside the settlement boundary, the application site is located amongst a cluster of residential dwellings in the countryside.

A handful of the surrounding properties are large 2 storey dwellings with cartlodes, however the immediate neighbouring property to the east boundary of the proposed site is a single story large bungalow. The adjacent properties are 2 storey semi-detached houses and the neighbour to the west of the site is 1.5 storey dwellings. To the rear of the land (South) the dwelling a large 2 store, with several outbuildings.

The proposed dwelling will reflect the linear form of nearby development and be appropriate in scale.



## Layout 3.0

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The site is, to a large extent, visually self-contained enabling the proposed dwelling to be sited without significantly affecting the amenity or character of the area. Additional hedgerow planting will be provided to the North to provide further screening from the main lane from Kersey and the countryside beyond. There will also be additional hedgerow planting along the North West boundary of the site to provide screening from the lane adjacent to the site.

The proposals will retain any existing mature trees and hedges on the site boundaries. This existing vegetation provides a dense screen to the neighbouring properties, and to the adjacent road which will be complemented and enhanced by the provision of further planting.

The proposed dwelling is to be sited within the linear context of the surrounding cluster of houses, set back from the road and will provide adequate parking. The dwelling will also be sited to protect the defensible space from Alexander Lodge ensuring privacy.

## Scale 4.0

The proposed dwelling is single storey so as not to impose on the surrounding landscape or neighbouring properties. The footprint of the plan has been kept to a minimum reflecting the surrounding dwellings, most which are 1.5 or 2 storey.

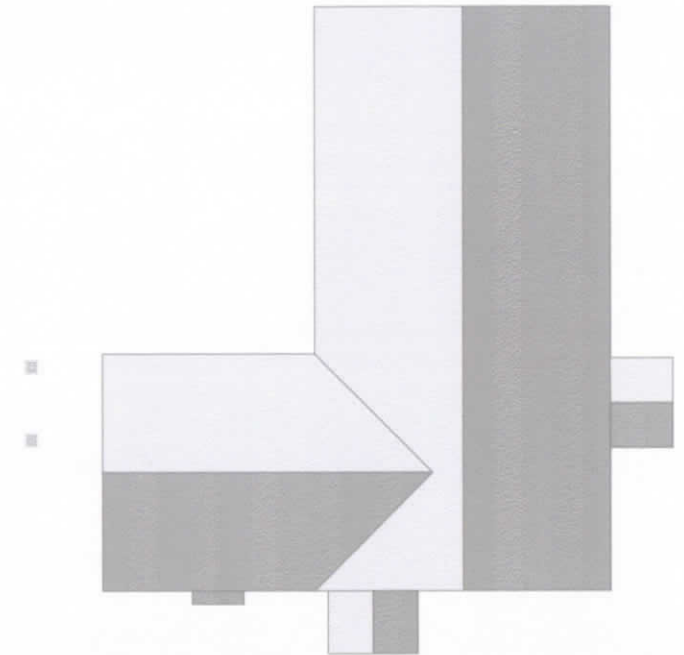
The proposed dwelling will be provided with its own parking area to the front of the plot, allowing the dwelling to be set back from the road and in keeping with the linear context of the neighbouring properties.



Proposed Site Plan (NTS)



Ground Floor Plan



Roof Plan

Proposed Plans and Elevations (NTS)

## Appearance 5.0

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North (Front) Elevation



East Elevation



South (Rear) Elevation



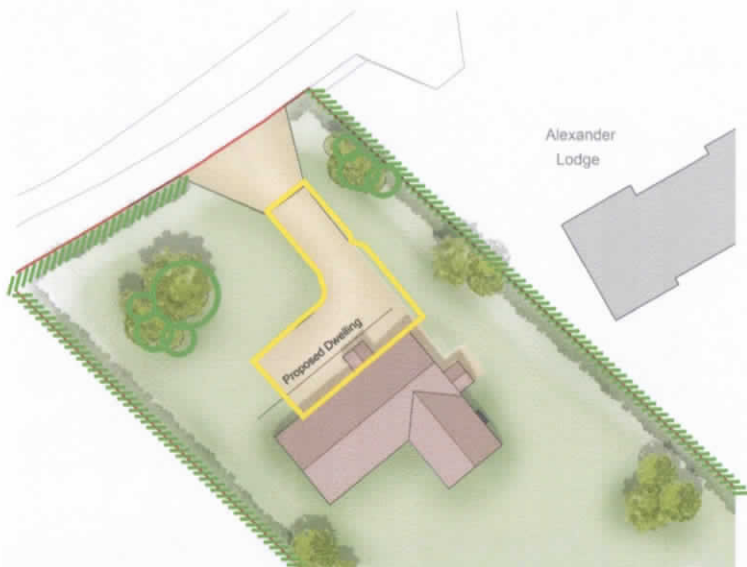
West Elevation

The proposed dwelling will be of traditional appearance and sympathetic to its surrounding context. The style, size and height of the proposal will be based on traditional proportions relating well to the form and character of the existing built environment.

The external walls will be facing brickwork and the roof will be finished with red tiles. Whilst there are large areas of glazing to the South elevation to maximise views in to the garden and light into the dwelling, views to the East will be more restricted to retain the privacy to the neighbouring property, Alexander Lodge, this is reflected in the elevations where comparatively smaller apertures will be provided.

## Landscape 6.0

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The landscape proposal retains the existing hedgerows to the south and east of the plot.

The existing hedgerow to the east of the plot alongside the boundary of the neighbouring property will also be retained to respect privacy and provide further screening to the proposal.

The existing vegetation provides a dense screen to the neighbouring properties, and the adjacent road which will be complemented and enhanced by the provision of further planting. The site is, to a large extent, visually self-contained enabling the proposed building to be sited without affecting the amenity or character of the area.

### Key

-  Hedges
-  Trees
-  Driveway

## Planning Statement 7.0

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The dwelling, although outside of the 'settlement boundary' would not be in an isolated location, in fact it takes the form of infill between existing residential properties, which are of a similar and some larger scale to the proposed.

Although technically the site is within the countryside, it has a better and more sustainable accessibility to a wider range of facilities and employment opportunities than many sites in the nearby town centre of Hadleigh as well as the outlying villages in the district that are within settlement boundaries.

The site is readily accessible on foot and cycle, being in close proximity to the footpath that runs across the fields connecting Kersey Tye, Kersey through to Hadleigh.

The site also benefits from being on the local community bus route, with two bus stops a short walk from the site.

## Planning Policies 8.0

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Early consultation through pre-application raised awareness that the site lies outside of the Built-Up Area Boundary (BUAB) of Kersey Village, requiring any proposal to accord with a more detailed level of planning policy.

For new houses to be found acceptable in the countryside, there are two policy areas which are considered:

### 1. The National Planning Policy Framework (NPPF)

The core of the NPPF suggests in favour of sustainable development.

Paragraph 55 is of a particular relevance to this proposal, as it allows for an exception to prevailing policy position that authorities should avoid new \*isolated homes in the countryside unless special circumstances exist such as:

- the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest of standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

\*It should be noted that this proposal is outside of the BUAB but is abutting residential land, and is not considered to be isolated.

The proposal does however seek to accord with the design qualities set out above. The 'truly outstanding or innovative' attributes are the hardest to determine, and it is hoped that the proposal meets the idea of 'innovative' in its desire to be 'cost-zero' and 'carbon-neutral' whilst attaining the highest of architectural standards of wellbeing and energy efficiency.



## Planning Policies Continued 8.0

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**CS01** - *“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Babergh district.”*

The proposed dwelling can be seen as a part of the natural development pattern bridging the gap between the continuous series of dwellings fronting the lane. The construction of the dwelling will benefit the local trades, with materials and trades sourced locally, also bringing together a social aspect by using the local trade services. The site also benefits from a local community bus service and can run a service to Hadleigh making it a sustainable development. Kersey is also a short walk from Hadleigh, both of these options providing an environmental-friendly development opportunity.

**CS02** - *“New development in Babergh will be directed sequentially to the towns/urban areas, and to the Core Villages and Hinterland Villages”.*

The site is located in the countryside, but as mentioned before is a natural development pattern that bridges an existing series of dwellings fronting the lane. The site is surrounded on all sides by residential dwellings of various sizes, some larger extensive newly built modern two storey houses and some more modest single storey bungalow or 2 semi-detached dwellings. The proposed dwelling seeks to be of an affordable nature, acknowledging the pre-app feedback, the proposed dwelling was scaled back to allow it to be an affordable dwelling of the highest design standard. Scaling the proposal back will allow for little harm to the surrounding context.

**CS15** - *“Proposals for development must respect the local context and character of the different parts of the district, and where relevant should demonstrate how the proposal addresses the key issues and contributes to meeting the objectives of the this Local Plan.”*

The proposal seeks to respect and enhance the existing landscape and the natural pattern of development, with a positive contribution to the local character with a modest scale and traditional design. The proposal will encourage the local economy through employment during construction phase and maintenance of the landscaping beyond the construction phase.

The development is a short walk from Kersey Village, and Hadleigh Town, there is also a local community bus service, making it a sustainable development and less reliant on a motor vehicle. The development will also encourage spending within the local community and town through use of the local services and facilities, this will help retain the local services.

The proposed site, although greenfield, is not viable as agricultural land and is often noted as being untidy, the development will be a more efficient use of the site as well retain a tidy frontage to the lane. The proposal will be low-impact through its renewable energy sources, with solar panels and an air source heat pump. The site is well contained and not liable to flooding, drainage will be considered carefully, as well as waste and energy throughout the construction phase and beyond.

## Planning Policies Continued 8.0

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**CS15** - *“Proposals for development must respect the local context and character of the different parts of the district, and where relevant should demonstrate how the proposal addresses the key issues and contributes to meeting the objectives of the this Local Plan.”*

The proposal has been designed with Part M, lifetime homes, in mind to help promote healthy living and accessibility for people of any age and ability, including those with impairments.

The proposed dwelling will also cater for any sustainable car-based travel with electric, plug-in charging vehicles.

**CN01**- *“All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location.”*

Early consultation through pre-application suggested the dwelling should be of a modest scale and design, more appropriate with the immediate context, this has been considered and has been acknowledged through proposign a single storey modest scale bungalow of traditional material that was the preferred brick option as mentioned in the pre-app. The proposed dwelling will positively impact the continuous residential frontage of the lane through the scale and materials of the design as well as the hard and soft landscaping.

Ecology and Contamination reports will be submitted alongisde the application.

## Conclusion 9.0

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The proposed dwelling that forms this application makes appropriate and sensitive re-use of an otherwise redundant, unviable, and unsustainable site. The proposal will meet the social role of sustainable development by providing 1no. quality new family home.

To summarise the proposal would not be an isolated dwelling and would not materially alter the character of this well-established area, the surrounding countryside.