

# DESIGN ACCESS STATEMENT

## UFFORDS FARMHOUSE GREEN TYE MUCH HADHAM SG10 6JP



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Aerial view of Uffords Farmhouse and Hunts Barn conversion and outbuildings

## 1.0 INTRODUCTION

- 1.1 [The Cartlodge Company](#) has been instructed by the Applicant, Karen Davis & Alan White, to submit a planning application for the erection of a new outbuilding to provide a 2-bay carport, honey room with wash/prep area, workshop, and garden store.
- 1.2 The application has been informed by the consideration of policies within the Development Plan, national planning policy, and other material considerations.

## 2.0 SITE DESCRIPTION AND CONTEXT

- 2.1 The site lies approximately mid-point between Green Tye (to the West) and Perry Green (to the South) and is 1 mile east of Hadham Cross. There are neighbouring residential properties to the north and south.
- 2.2 The site comprises a Victorian Farmhouse built circa 1890 surrounded by former farm buildings which were converted to 4 residential units approx. 1997. There is an established vehicular access, which will remain unchanged, with frontage car parking for several vehicles and further turning area and parking spaces adjacent to the proposed outbuilding.



**View of proposed outbuilding site looking at rear of farmhouse towards road**





**View of proposed outbuilding site from the driveway in front of 2 Hunts Barn**

- 2.3** The Hunts Barn conversion complex also includes a development of garaging and outbuildings. The boundary of ownership is approximately centre of the driveway with Hunts Barn residents (4 properties) who have right of access via the driveway.



**Outbuilding complex for Hunts Barns and access driveway**

### 3.0 PLANNING HISTORY

- 3.1 Ref. No: 3/75/0261 – Granted. A ground floor rear extension providing ground floor WC, shower room and rear entrance hall.
- 3.2 Ref. No: 3/85/0997/FP – Granted. A single-story extension. This work was never completed by previous owner, and planning authority has now lapsed.

### 4.0 PROPOSED DEVELOPMENT

The proposal is for the erection of a new outbuilding with 2 covered parking spaces to be used in connection with the dwelling. The proposal also includes a honey room, (for the extraction and preparation of honey from beehives on site), together with WC, wash/prep area, a workshop and store area. The siting and aspect of the building has been chosen to be most suitable for installing solar panels on the roof for sustainable electricity generation and battery storage and will support EV charging.

### 5.0 PLANNING POLICY

#### DEVELOPMENT PLAN & NEIGHBOURHOOD PLAN

- 5.1 The development plan for the area comprises the [East Herts District Plan 2018](#), with the most relevant District Plan policies as follows:
- GBR2 – Rural Area Beyond the Green Belt
  - DES4 – Design of Development
  - HOU11 – Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages
- 5.2 Additionally [Much Hadham Neighbourhood plan 2019-2033](#) with relevant policies
- Policy MH D1: Design of New Development

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3 The NPPF is a material consideration, which supports sustainable development and high-quality design. Paragraph 174(b) is most relevant as it recognises the intrinsic character and beauty of the countryside and identifies the value of the best and most versatile agricultural land.

### 6.0 MATERIAL CONSIDERATIONS

#### PRINCIPLE OF DEVELOPMENT

- 6.1 The site is in the Rural Area Beyond the Green Belt wherein Policy GBR2 specifies acceptable forms of development. GBR2 makes no reference to residential extensions or outbuildings; however, it is clear from Policies DES4 and HOU11 that there should be no objection in principle to domestic outbuildings provided they are of a size, scale, mass, form, siting, design, and materials of construction that are appropriate to the character and appearance of the dwelling and surrounding area. These matters are discussed below.
- 6.2 Policy HOU12 requires the proposal to include appropriate landscaping and boundary treatment. No changes are proposed to the existing boundaries, which comprise neighbouring outbuildings and native mixed hedging and trees.

- 6.3 Policy MH D1 states the design of all new buildings and extensions should harmonise with their surroundings. The proposal has been designed to be almost invisible from the road and to harmonise in style with the existing neighbouring garaging/outbuildings.

#### SITING, SCALE AND DESIGN

- 6.4 Policy HOU12 requires the 'size, scale, mass, form, siting, design and materials of construction' to be in-keeping with the character and appearance of the dwelling and surrounding area. In terms of size and scale, the outbuilding is proposed to measure approximately 16m in length and 7.7m in width. The total building area is around 100sqm.
- 6.5 The outbuilding is proposed to be located to the Southeast of the dwelling, set back approximately 70m from the street. It will be set well behind the existing Farmhouse and adjacent to existing neighbouring garages/outbuildings, and therefore not readily visible or prominent from the street, as is apparent from the photographs below.



View of site from Unclassified Road U42

- 6.6 The building has been designed to provide ancillary space that should be deemed reasonable for a family dwelling providing dedicated spaces for activities associated rural hobbies such as beekeeping and grounds maintenance. Covered parking is proposed for 2 vehicles, a honey room and workshop, a gardening store and toilet/wash prep area are proposed within the building. The house currently has 1 existing small domestic outbuilding, containing the oil-fired boiler, and a narrow shed.
- 6.7 Proposed building has been designed to be primarily south facing to make the best of the suns aspect and will provide ample room for a large array of solar panels to provide sufficient electricity for the Farmhouse.
- 6.8 The building has been designed to reflect the character and appearance of the neighbouring outbuildings, which are a mix of single-story brick and timber frame garages and carports with wood cladding. Consideration has been made to the historical use of the site as a working farm and visually will reflect as a cluster of mixed farm buildings.
- 6.9 Designed with a lower, hipped roof front projection to soften the appearance of the building, and with a higher gabled ridge to the rear. The higher ridge will be set behind, and comfortably lower than the main ridge of the house and will pitch away from front viewpoints.



- 6.10 It is proposed to make use of high-quality matching materials, including a mix of red brick and weatherboard, along with a mix of roofing materials – slates, and solar panels to the South, not visible from the road.
- 6.11 The building has been designed to a high-quality standard, and will respect the scale, form, and mass of the dwelling. Furthermore, given its siting, and presence of other existing buildings on site (which are considerably larger), the outbuilding will not appear out of keeping with the character or appearance of the surrounding area.
- 6.12 The proposed outbuilding will not result in any detriment to the amenity of neighbouring residents. The building will only be visible to residents of Hunts Barns when accessing their own garages and parking.

#### IMPACT ON HERITAGE ASSETS

- 6.13 The site is not located in a Conservation Area, but there are 3 Grade II listed buildings within 500m of the site:
- Grudds Farmhouse and Barn located at around 344m,
  - Church of St Thomas located around 211m.

Both have other buildings and vegetation in-between. There will be no impact on the setting of these listed buildings

**CHURCH OF ST THOMAS**  
Heritage Category: Listing  
Grade: II  
List Entry Number: 1213424

**BARN AT GRUDDS FARMHOUSE**  
Heritage Category: Listing  
Grade: II  
List Entry Number: 1212438

**GRUDDS FARMHOUSE**  
Heritage Category: Listing  
Grade: II  
List Entry Number: 1289537





## OTHER MATTERS

- 6.14 The proposal will have no impact on protected sites or species. The applicants have already planted over 100m of mixed native hedge and sapling trees on the property since purchase in 2020. Should Officers deem it necessary to require biodiversity net gain, then a scheme for additional/enhanced native tree/hedge planting can be secured by condition.
- 6.15 The site lies in flood zone 1 and the proposal will have no impact on flooding or surface water drainage.
- 6.16 The nearest public right of way is approximately 350m from the site.
- 6.17 Policy MH LNE1: Wildlife sites and green corridors: Appendix E map of wildlife sites indicates the site has no known habitats and this site is lower priority for habitat creation.

## CONCLUSIONS

- 7.0 The proposed outbuilding is required to provide reasonable ancillary space for the existing dwelling. The building has been designed to a high-quality standard to respect the scale, form, and mass of the existing and neighbouring buildings, and will make use of good quality materials. Given its siting away from the road and behind existing buildings, the outbuilding will not appear prominent or out of character or appearance with the surrounding area.
- 7.1 The proposal should therefore comply with both local and national planning policy, and Officers are respectfully requested to grant planning permission.