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APPLICATION FOR FULL PLANNING PERMISSION
FOR THE DEMOLITION OF THE EXISTING
BUILDING AND THE ERECTION OF A DETACHED
DWELLING WITH PARKING, AMENITY SPACE
AND ASSOCIATED CHANGE OF USE ON LAND
COMPRISING THE BARN AT WINCHENDON
ROAD, CHEARLSEY, BUCKINGHAMSHIRE

**PLANNING AND DESIGN AND ACCESS
STATEMENT**

OCTOBER 2023

STRUCTURE

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1.0 Introduction

1.1 This Planning and Design and Access Statement has been prepared to accompany an application submitted to Buckinghamshire Council for full planning permission for the demolition of the existing building and the erection of a detached dwelling with parking, amenity space and associated change of use on land comprising the barn at Winchendon Road, Chearsley, Buckinghamshire.

1.2 The Statement is structured as follows;

- Section 2 – The Site and Surrounding Area
- Section 3 – Planning History
- Section 4 – The Proposals
- Section 5 - Planning Policy Context
- Section 6 – Planning Assessment
- Section 7 – Conclusions

2.0 The Site and Surrounding Area

- 2.1 The site is located to the north of Chearsley, on the southern side of Winchendon Road and set within the northern corner of a larger field parcel. The site, which extends to an area of approximately 0.11 hectares currently contains a single utilitarian (agricultural) building set-back approximately 25.0m from the northern site boundary with Winchendon Road, and 5.0m from the eastern boundary of the field parcel. The existing building, which has a broadly square plan form, comprises two components – the main concrete framed barn with sheeting to the external elevations, and a pitched/ridge roof running north-south through the site, with a lower lean-to section extending along the full depth of the west elevation of the building. Access to the building is from the north off Winchendon Road with an area of hardstanding to the north of the building.
- 2.2 The site is otherwise set within an open, agricultural landscape, with the land/field falling away gradually to the south. Open fields adjoin the site to the east and to the north and west on the opposite side of Winchendon Road.
- 2.3 The extent of the site is shown outlined in red on the site location plan accompany the application and, for planning policy purposes, is located within an Area of Attractive Landscape (AAL).

3.0 Planning History

- 3.1 In 2020 an application (20/02596/COUAR) was submitted to the Council seeking a determination as to whether prior approval was required for the change of use (and associated building operations) of the existing agricultural barn on the site to provide a single dwelling. A decision on that application was made outside of the 56-day determination date and, accordingly, the change of use (and associated building operations) benefitted from deemed consent.
- 3.2 An application (22/1279/CPL) was then submitted in 2022 for a lawful development certificate to confirm that the proposed use of the barn as a self-contained residential dwelling was lawful. A certificate confirming such was issued in June last year.
- 3.3 More recently an application (22/02739/APP) was submitted in August 2022 for full planning permission for the conversion of the existing barn to create a residential dwelling. That application, details of which are shown in the approved plans attached at **Document 1** and which differed from the works shown in 20/02596/COUAR) by reason of the insertion of additional window openings in the north and west elevation was approved in October last year and remains extant.

4.0 The Proposal

4.1 The application seeks full planning permission for the demolition of the existing building and the erection of a detached dwelling with parking, amenity space and associated change of use, full details of which are set out in the following plans and documents:

- Site Location Plan (1:1250)
- 2202-p/02 Existing Floor Plan and Elevations (1:100)
- 2331-p/01 Proposed Site Plan (1:200)
- 2331-p/02 Proposed Floor Plans and Elevations (1:100)

4.2 As detailed in the above noted plans, the proposal involves demolishing the existing building and erecting a replacement dwelling with a broadly 'L-shape' plan form. The north and east elevations of the proposed dwelling would follow the alignment of the existing building, with the length of the north elevation increasing (westwards) by approximately 9.0m (albeit only at lower ground floor level for this depth) and the east elevation extending southwards – beyond the existing building – by approximately 3.0m, again only at lower ground floor level). Although there would be an increase (relative to the existing building) in the directions described above, the south-western corner of the existing 'square-plan' building would be 'cut-out' and remain open (save for hard landscape works).

4.3 As indicated in the elevations the proposed building would be set in to the ground as it falls away to the east. In particular, the lower ground floor (which covers a larger footprint than the upper ground floor) would have a finished floor level of 116.52 AoD(N) such that at the front (north) of the building lower ground floor level would be approximately 2.0m below natural ground level, with a circa 1.2m differential to the rear (south) elevation. The upper ground floor level would be approximately 1.0m above existing ground level to the front (north) of the building and, as noted, would be set in from the footprint of the lower ground floor element. The building, which would (as described below) be contemporary in form, would have a flat roof with an overall height some 1.1m lower than the existing building.

4.4 The building would be of a contemporary design and form, utilising facing (white) bricks to the exposed external elevations of the lower ground floor section, with zinc profiled sheeting to the upper ground floor elements, all under a flat roof form, with a mixed pattern of fenestration detailing across all elevations. The main habitable accommodation would be provided mainly at upper ground floor level, with predominantly bedroom accommodation at lower ground floor level.

- 4.5 Externally, a raised patio/terrace – with a depth of approximately 3.0m – would extend (from upper ground floor level) across much of the south elevation of the building, with external steps leading down to a swimming pool positioned marginally above lower ground floor level, before the patio/terrace (set at pool level) then turns and steps down to the lower ground floor level and related external hardsurfaced areas. The formal curtilage/garden of the property would extend approximately 6.5m southwards of the swimming pool, set 2.5m from the eastern flank of the proposed dwelling and, although stepped along the western site boundary, a maximum of 7.0m from the western flank of the lower ground floor section.
- 4.6 Parking would be contained to the front (north) of the proposed dwelling and providing three parking spaces positioned in the western section of the site, with turning to the front of the property. The existing access off Winchendon Road would be retained.

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, in making any determination under the planning Acts, the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 Accordingly, this section of the Statement considers the relevant planning policy considerations in the context of Section 38(6) of the Act by first identifying the most important Development Plan policies, before outlining relevant material considerations, including the terms of the National Planning Policy Framework.

Development Plan

5.3 The Development Plan comprises the Vale of Aylesbury Local Plan (VALP), adopted in September 2021. The most relevant policies of the VALP are considered to be:

- S1 Sustainable Development for Aylesbury Vale
- S2 Spatial Strategy for Growth
- S3 Settlement Hierarchy and Cohesive Development
- S5 Infrastructure
- T4 Capacity of the Transport Network to Deliver Development
- T5 Delivering Transport in New Development
- T6 Vehicle Parking
- T8 Electric Vehicle Parking
- BE2 Design of New Development
- BE3 Protection of the Amenity of Residents
- NE1 Biodiversity and Geodiversity
- NE4 Landscape Character and Locally Important Landscape
- NE8 Trees, Hedgerows and Woodland
- I1 Green Infrastructure
- I4 Flooding

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

5.4 The NPPF was first published on 27 March 2012 and, with immediate effect, replaced a raft of advice and guidance contained in various Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). On 24 July 2018 a revised version of the NPPF was issued

(NPPF2) with further revisions published in February and June 2019 (NPPF3). A further revised version of the Framework was issued in July 2021.

5.5 As with the original (2012) NPPF, sustainable development remains at the heart of the Framework, with three interdependent and overarching objectives – economic, social and environmental – driving the achievement of sustainable development. In order to ensure that sustainable development is pursued in a positive manner, the Framework embodies, in paragraph 11, a presumption in favour of sustainable development.

5.6 For decision-taking – in respect of applications for planning permission – the presumption in favour of sustainable development means (paragraph 11):

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no development plan policies or the policies which are most important for determining the application are out-of-date¹, granting planning permission unless:

(i) the application of policies in this Framework that protect areas of 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 this Framework taken as a whole.

Housing

5.7 In terms of housing, paragraph 60 re-affirms that, in order to support the Government's objective of significantly boosting the supply of homes, *'it is important that a sufficient amount and variety of land can come forward where it is needed'*.

5.8 To promote sustainable development in rural areas, paragraph 79 advises that housing should be located where it will enhance or maintain the vitality or rural communities, with opportunities taken for villages to grow where this will support local services. Paragraph 80 indicates that the development of isolated home in the countryside should be avoided

¹ Footnote 8 of the Framework states that where an application involves the provision of housing, policies will be deemed out-of-date where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. That is the case here where, for the Aylesbury Vale Area, the latest published five-year supply data (September 2023) details a sub five-year position (4.5 years).

unless specific circumstances apply.

Transport

- 5.9 Insofar as it relates to matters of sustainable transport, paragraph 105 advises that significant development should be focused on locations that are, or can be made, sustainable. However, the Framework recognises that *'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'* (paragraph 105).
- 5.10 In consideration of applications for planning permission, paragraph 110 advises that it should be ensured that – (i) appropriate opportunities to promote sustainable transport modes can be (or have been) taken up, (ii) safe and convenient access to the site can be achieved for all users, (iii) all transport elements of a scheme are appropriately designed, and (iv) any significant impacts of the development on the transport network, or highway safety, can be mitigated to an acceptable degree.
- 5.11 Paragraph 111 advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Effective Use of Land

- 5.12 Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. In addition, development should make efficient use of land (Paragraph 124) taking account of a range of factors, including the need for different types of housing, and the desirability of maintaining an area's prevailing character and setting.

Design

- 5.13 Paragraph 126 highlights that good design is a key aspect of sustainable development by creating better places in which to live and work, with paragraph 130 seeking developments that:
- will function well and add to the overall quality of the area;
 - are visually attractive as a result of good architecture;
 - are sympathetic to local character and history;
 - establish or maintain a strong sense of place;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and

- create places that are safe, inclusive and accessible.

5.14 Paragraph 134 states that development that is not well designed should be refused, especially in circumstances where it fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to development that reflects local design policies and government guidance and/or represents outstanding or innovative designs that promote high levels of sustainability.

Flooding

5.15 Paragraph 159 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. The paragraph goes on to state that '*where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere*'.

5.16 Paragraph 167 advises that Local Planning Authorities should, when determining planning applications, ensure that flood risk is not increased elsewhere, with (where appropriate) applications supported by a site-specific flood-risk assessment.

Natural Environment

5.17 Paragraph 174 advises that planning policies and decisions should contribute to and enhance the natural and local environment by, *inter alia* –

- protecting and enhancing valued landscapes;
- recognising the intrinsic character and beauty of the countryside, including the economic and other benefits of the best and most versatile agricultural land; and
- minimising impacts on and providing net gains for biodiversity.

Design Supplementary Planning Document (Design SPD)

5.18 The Design SPD was adopted by the Council earlier this year and provides a range of design-based guidance set within the context of adopted Development Plan policies.

6.0 Planning Assessment

6.1 This Section of the Statement assesses the principal planning issues arising from the proposed development as appropriate, are summarised herein. The relevant planning matters are assessed in the context of the following issues:

- The principle of the development;
- The impact on the character, appearance and landscape qualities of the area;
- The effect on neighbouring residential amenity;
- The quality of living environment for future occupiers;
- Highways, Access and Parking;
- Existing and Proposed Landscaping;
- Ecology; and
- Flood Risk and Drainage

6.2 These issues are considered in turn below.

The Principle of the Development

6.3 The proposal involves the demolition of the existing agricultural building on the site and the erection of a detached dwelling with associated works on an area of land to the north of Chearsley and in a location that can reasonably be described as open countryside. Although the policies of the VALP do not explicitly state that the erection of a detached dwelling in such a location is unacceptable, the VALP sets out a clear spatial strategy for housing development. The focusses the majority of housing development to the larger towns and villages of Aylesbury Vale, 'cascading' development (in more restricted numbers) through medium and smaller villages, and then to limited infilling in other settlements. That approach, which seeks to deliver sustainable patterns of development, indicates that new dwellings in the open countryside would be contrary to the spatial strategy of the VALP. To that extent, therefore, it is acknowledged that the proposals would give rise to conflict with the Development Plan.

6.4 That being so, it is necessary to determine – as per Section 38(6) of the Act – whether there are any other material considerations that outweigh the conflict with Development Plan policy in this regard. In this case, the following matters – that can collectively be described as the 'fall back' options – are judged to represent significant and highly material considerations that outweigh the noted conflict with the spatial strategy of the Plan, namely:

- The rights available under Class Q in Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) to change the use of an agricultural building to a dwellinghouse; and
- The terms of the extant planning permission (22/02739/APP) to convert the existing building to create residential accommodation.

6.5 As set out in Section 3.0, the barn has previously benefitted from the rights under Class Q of the GPDO to secure the change of use to a single dwelling. Whilst it is acknowledged that the terms of the noted prior approval under Class Q have since it expired, that option (of a further prior approval under Class Q) remains available to the applicant. That potential, for which the planning history of the site directs there is a 'real prospect' is such as to amount to a 'fall back' option of significant weight in the overall planning balance and which - in strategic / spatial housing terms, would give rise to the same result as proposed (i.e. a single dwelling on the site).

6.6 Indeed, the question of the relevance/significance of the potential of Class Q as a 'fall back' option was carefully considered in the Court of Appeal Judgement *Mansell V Tonbridge and Malling Borough Council, Croudace Portland and Another (Interested Parties)* [2017]. Here planning permission was granted by the Council for the demolition of an existing bungalow and barn and the erection of four dwellings. All parties acknowledged that the site was located in open countryside and that the proposal was, in the context of the spatial housing policies of the Plan, contrary to the Development Plan. However, in granting planning permission, the Council gave weight – as a fall-back option – to the availability of rights under Class Q to convert the existing barn on the site to three dwellings². The availability of those rights was deemed sufficient, in housing policy terms, to outweigh the conflict with spatial housing policies/strategy of the Development Plan.

6.7 That decision, and the weight that had been attributed by the Council to the potential 'fall-back' option under Class Q, was the subject of a Judicial Review (JR) by an adjoining landowner (*Mansell*). That JR was dismissed, with the claimant (*Mansell*) then making an application to the Court of Appeal. The Court of Appeal dismissed the claim. In so doing, the Court of Appeal identified that there needed to be a 'real prospect' of a fall-back option occurring in order for this to be attributed weight in the decision-making process and cited *Sullivan J* in the case of *Samuel Smith Old Brewery* who stated that '*for a prospect to be a real prospect, it does not have to be probable or likely, a possibility will*

² Noting that no application for prior approval (under Class Q) had been made in connection with the same, and that the 'fourth' dwelling as proposed was acceptable as a matter of principle for the replacement of the existing bungalow.

- suffice*'. Thus the Court of Appeal held that the mere prospect of invoking the rights under Class Q was sufficient to amount to a 'real prospect' and that the Council had not erred in law in determining that such prospect was sufficient (as an other material consideration) to grant planning permission for a residential development that would otherwise have conflicted with the strategic housing policies of the Development Plan.
- 6.8 The principles established in the *Mansell* case have subsequently been applied in a number of appeal decisions. Of particular relevance is the appeal decision at Moorcourt Barn, Weston Road, Lewknor, Oxfordshire (APP/Q3115/W/20/3257335). Here, prior approval had been granted by the Council (South Oxfordshire District Council) for the change of use of the existing agricultural building to a dwelling under Class Q. An application was then submitted to the Council for planning permission to demolish the agricultural building (that benefitted from prior approval) and erect a detached dwelling. The application was recommended for approval to the Council's Planning Committee, but permission was refused by the Committee (on landscape grounds) with the Council determining that only limited weight should be afforded to the Class Q prior approval on the basis that there was no real prospect or even possibility of the prior approval being implemented. However, in allowing the appeal the Inspector determined that there was a 'real prospect' of the fall-back represented by the Class Q prior approval being completed, that this should be afforded significant weight, and that this outweighed any conflict with the housing policies of the Development Plan.
- 6.9 In this case, not only do the rights under Class Q remain available to the Applicant, there has (unlike *Mansell*) been an historic deemed consent under Class Q and, more significantly, there is an extant planning permission for the alteration and conversion of the existing building to form a single dwelling. That is, there is a clear and realistic prospect of the 'fall-back' options (of Class Q or the extant planning permission) being implemented/completed and, as such, these should be afforded significant weight as a material consideration when applying Section 38(6) of the Act. Indeed, and as per *Mansell*, it is considered that the 'fall-back' options are sufficient to outweigh any conflict with the strategic/spatial housing policies of the VALP, such that the principle of the proposed development is considered to be acceptable.
- 6.10 Moreover, it should be acknowledged and recognised that the Council are unable to demonstrate a five-year supply of housing land and, accordingly, the 'tilted' planning balance set out in Paragraph 11 of the Framework is engaged. In the circumstances so described above, this (the lack of a five-year housing supply) lends additional and material weight in support of the proposed development.

Impact on the character, appearance and landscape qualities of the area

- 6.11 The site is located within the Brill-Winchendon Hills Area of Attractive Landscape (AAL) and is identified in the Aylesbury Vale Landscape Character Assessment as part of the LCT9 – Low Hills and Ridges - Landscape Character Type (LCT), forming part of the Chearsley Ridge Landscape Character Area (LCA).
- 6.12 Key features of the Chearsley Ridge LCA, as defined in the Character Assessment, include the following:
- Small well-defined ridge with narrow ridge top;
 - Mixed agriculture with slightly more arable;
 - Large areas of prairie farming;
 - Good views in all directions; and
 - Open Character.
- 6.13 The wider field parcel - of which the application site forms part - displays many of these characteristics, with the site of the existing building (to be replaced) located towards the ridge-top, being set approximately 1.0m below the level of the Winchendon Road (which broadly follows the alignment of the ridge). The land/site falls away to the south, with the boundaries of the wider field parcel formed by hedgerows, but with the scale of the field parcel and topography affording relatively expansive views southwards. The immediate context is undeveloped, with the nearest development/settlement of any meaningful scale being Chearsley, the northern edge of which is located approximately 500m to the south of the site.
- 6.14 As detailed in Section 3.0, there is an extant planning permission for the conversion and alteration of the existing building to form a detached dwelling. The details of that permission (**Document 1**) include the provision of extensive glazed sections in the outward facing elevations of the building, particularly the south elevation, together with formal parking to the front (north) of the building and amenity space to the rear (south). In assessing the landscape impact of that scheme, it was opined in the Officer Report that *'Although it [the building/works] would be visible in the landscape, it is considered that there would be no wider landscape impacts and would not detract from the rural character of the landscape and the AAL'*. The permission, as noted in the preceding section, represents a highly material 'fall-back' option and provides a 'benchmark' for what the Council to judge to be an acceptable scheme in landscape terms.

- 6.15 The above being the case, it is reasonable to approach the landscape assessment of the proposed scheme on the basis of whether or not the immediate and wider landscape impacts would be greater than the approved scheme and, if greater, whether these would remain in the bounds of acceptability.
- 6.16 In this regard, the proposed building would have a more compact 'L-shape' plan form than the existing structure, with a smaller overall footprint and, whilst the north and east elevations would be marginally longer than the existing building, the proposed building would be approximately 1.1m lower in height than the existing building.
- 6.17 In terms of the visual and landscape effects resulting from the physical mass and bulk of the proposed building, it should be recognised that any views of the structure from within the wider receiving landscape would generally be at 'long' distance – with the nearest vantage point from which the proposed building being visible being Winchendon Road to the north and, in particular, in a narrow/glimpsed view through the existing site entrance from Winchendon Road. Given the depth of these views and the complementarity of the scale/form of the proposed building with the existing/approved building, it is considered that the physical presence of the structure in the wider landscape would be of no greater landscape impact/effect than that of the 'fall back' option. Notwithstanding such conclusion, it should also be noted that there is the potential for sensitive planting at short distance from building/red-edge (within the blue land) to provide a level of mitigation that, in landscape terms, could be considered to provide a material benefit relative to the terms of the extant planning permission.
- 6.18 In addition, whilst it is acknowledged that the proposed building would be contemporary in form, design and external materials, the proportions and angularity seek to interpret and reflect the utilitarian/agricultural form of the existing building (evident by the silhouette of the existing building in the proposed elevation) and this, combined with the sensitive (and positive) use of the site levels and the profile/consistency of the external facing materials, delivers a building that – although contemporary/modern – appropriately respects the immediate landscape context of the site³.
- 6.19 As indicated on the site plan, the principal area of amenity space would be located to the rear (south) of the proposed dwelling. This would comprise both hard and soft landscape works, albeit the 'hard' landscape works would be largely contained in the invert of the 'L-shape' plan form and would not, therefore, have any substantive additional visual/landscape effect over above the effects of the proposed dwelling. Moreover, whilst

³ Noting that there are examples of modern/contemporary buildings across the wider AAL, including The Glass House, Chilton Road, Long Crendon (07/02576/APP).

the 'soft' amenity area would extend further southwards than the approved scheme, with appropriate landscaping and boundary treatment, the additional visual/landscape effects of the increased extent of land in residential use would be negligible, especially given that it is only in long-distance views that the southern/western sections of the site would be (or are) visible.

- 6.20 Accordingly, and for the reasons set out, it is not considered that the proposals would have a materially different/greater impact on the receiving landscape than the existing approved development, with the modern/contemporary design and form of the proposed dwelling appropriate to the site and surroundings, and responding positively to the broad encouragement in national and local planning policy and design guidance for the delivery of innovative design solutions. Given such, and subject to conditions in respect of external materials, boundary treatment and hard and soft landscaping, it is considered that the proposals would conserve the landscape qualities of this part of the AAL and would comply with related Development Plan policies, together with more general design-based policies in the Development Plan and related design guidance.

The effect on neighbouring residential amenity

- 6.21 As detailed in Section 2.0, the site is surrounded by open fields/countryside with the nearest residential properties located a substantial distance from the site. Accordingly, the scheme would not impact adversely on the amenities of surrounding occupiers.

The quality of living environment for future occupiers

- 6.22 For similar reasons to those outlined in the preceding section, the relationship between the proposed dwelling and the existing buildings/uses surrounding the site are such that these buildings/uses would not impact adversely on the amenities of future occupiers with reference to matters of light, outlook and privacy.
- 6.23 Furthermore, the floor area of the proposed dwelling would comfortably meet the spatial requirements set out in the 'Technical Housing Standards – Nationally Described Space Standard', with the internal layout and position of window openings designed to ensure high levels of natural daylight, sunlight and outlook. In combination this would ensure a high-quality internal living environment.
- 6.24 In terms of amenity space, the occupiers of the proposed dwelling would benefit from areas of hard (patio, terrace) and soft landscaping that – in both quantitative and

qualitative terms – would provide a high standard of external amenity for future occupiers of the dwelling.

Highways, Access and Parking

- 6.25 As shown on the site plan, the proposed dwelling would be accessed from the existing entrance off Winchendon Road to the north of the site. This access has previously been deemed acceptable and, indeed, forms the approved access arrangement under the terms of the extant planning permission (22/02739/APP). Given such, and the fact that the proposals would not result in a material intensification in the use of the access by comparison with the extent scheme (22/02739/APP) then it follows that the proposed arrangements are appropriate and acceptable.
- 6.26 In terms of parking the site plan shows that three parking spaces (of the required size) would be provided to the north of the dwelling. This level of parking would comply with the Council's parking standards for a dwelling of this size in this location. Moreover, there would be sufficient space within the site for vehicles to safely turn and manoeuvre, thereby ensuring vehicles enter and leave the site in forward gear. In addition, EV charging would be provided as part of the scheme.
- 6.27 Accordingly, and acknowledging the terms of the extent planning permission, the proposals are considered to be acceptable in terms of matters of highways, access and parking.

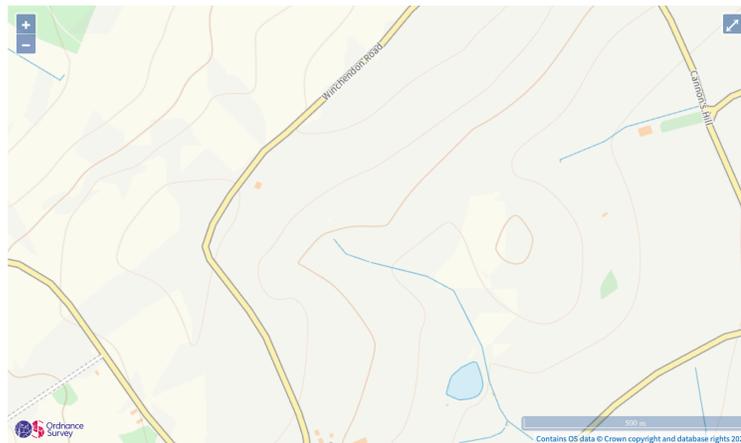
Ecology

- 6.29 As noted in Section 3.0, there is an extant planning permission (22/02739/APP) for the alteration and conversion of the existing building on the site to form a single dwelling. That application was carefully considered by the Council's Ecology Officer who concluded that there was no reasonable likelihood that the proposed works to the existing building would affect protected species. Nevertheless, the Ecology Officer recommended a range of enhancement measures and these have been secured by a condition on the planning permission.
- 6.30 Given this background, it follows that there are no ecological constraints or limitations to the demolition of the existing building nor – given that the land has been intensively farmed – are there related constraints to the wider proposals.

6.31 Accordingly, and subject to condition(s) that again secure biodiversity enhancement measures, it follows that the proposals would be comply with the terms of Policy NE1 of the adopted Local Plan.

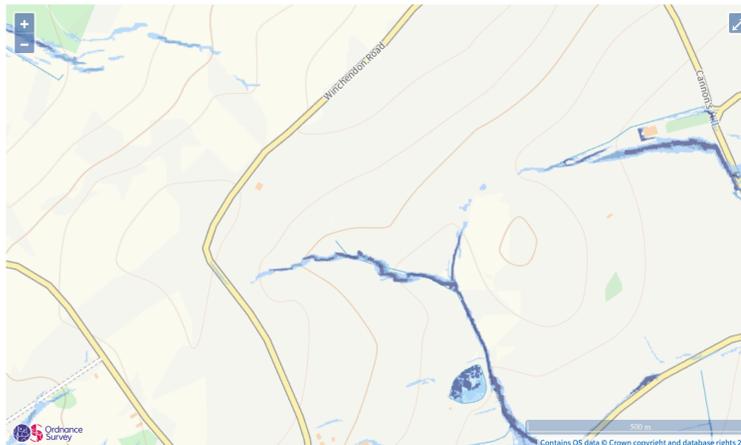
Flood Risk and Drainage

6.32 Data held by the Environment Agency (EA) indicates (Plate 1) that, for fluvial flooding purposes, the site is located in Flood Zone 1 and, therefore (and notwithstanding the terms of the extant planning permission), suitable as a matter of principle for the proposed development. Moreover, the same EA data details (Plate 2) that the site is not subject to surface water flooding. In addition, the EA data shows that the site is not at a risk of flooding from a reservoir breach or any other artificial source. Accordingly, there are no flooding constraints or limitations to the proposed development.



Extent of flooding from rivers or the sea

Plate 1: Fluvial Flood Map (Source: Environment Agency)



Extent of flooding from surface water

Plate 2: Surface Water Flood Map (Source: Environment Agency)

7.0 Conclusions

7.1 This Planning and Design and Access Statement has been prepared to accompany an application submitted to Buckinghamshire Council for full planning permission for the demolition of the existing building and the erection of a detached dwelling with parking, amenity space and associated change of use on land comprising the barn at Winchendon Road, Chearsley, Buckinghamshire.

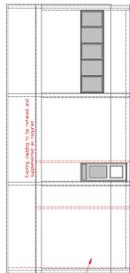
7.2 Having regard to the planning policy context outlined, including relevant Development Plan policy and advice in the National Planning Policy Framework, together with the highly material planning history of the site (including the 'fall back' option represented by the extant planning permission), the Statement has demonstrated that:

- Whilst the principle of the proposals would conflict with the spatial housing policies of the Local Plan, there are material considerations that should be afforded significant weight and which outweigh any conflict with the Local Plan in this regard;
- By comparison with the 'fall-back' option, the proposed development would have no greater or appreciably different landscape impact, with the proposed dwelling of an appropriate and high-quality modern, contemporary design;
- there would be no detrimental affect on neighbouring residential amenity;
- an appropriate quality living environment would be created for future occupiers of the development;
- there are no highways, access or parking constraints to the development;
- subject to condition, there are no ecological limitations to the development; and
- the proposals would be fully compliant with flood risk policy.

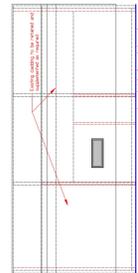
7.3 Accordingly, it is concluded that planning permission should be granted for the proposed development.

DOCUMENT 1

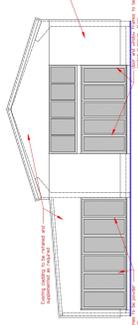
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ILLINOIS STATE CODES AND ORDINANCES.
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND ORDINANCES.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES AND ORDINANCES.
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ORDINANCES.
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODES AND ORDINANCES.
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL AND PLUMBING EXAMINERS ASSOCIATION (IMPEA) CODES AND ORDINANCES.
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPDF) CODES AND ORDINANCES.
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF ELECTRICAL ENGINEERS (IAEE) CODES AND ORDINANCES.
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF MECHANICAL ENGINEERS (IAME) CODES AND ORDINANCES.
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CHEMICAL ENGINEERS (IACHE) CODES AND ORDINANCES.
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CIVIL ENGINEERS (IACE) CODES AND ORDINANCES.
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF MECHANICAL ENGINEERS (IAME) CODES AND ORDINANCES.
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF ELECTRICAL ENGINEERS (IAEE) CODES AND ORDINANCES.
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF MECHANICAL ENGINEERS (IAME) CODES AND ORDINANCES.
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CHEMICAL ENGINEERS (IACHE) CODES AND ORDINANCES.
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF CIVIL ENGINEERS (IACE) CODES AND ORDINANCES.



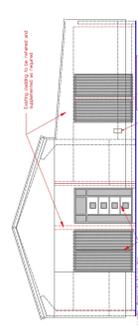
REAR ELEVATION



SIDE ELEVATION



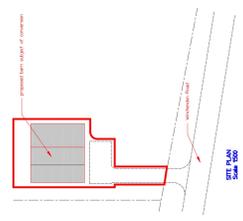
FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN



SCALE BAR

Drawing Title		Project No.	
Floor Plan		2024-001	
Scale	Date	Drawn	Rev.
1/8" = 1'-0"	10/10/24	J.S.	1
Client		Project No.	
MARTIN CITY ASSOCIATES		2024-001	

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Revision	Date	Remarks
1	10/10/24	Initial design, based on client requirements.
2	10/10/24	Revised design to include structural requirements.

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