

Design, Access, and Planning Statement

To support a full planning application for a Two Bedroom Bungalow on land adjacent to
Magnolia Cottage, 42 Briar Hill, Chaddesley Corbett, Kidderminster DY10 4SH

Issue 2 dated 22nd November 2023



Magnolia Cottage 42 Briar Hill Chaddesley Corbett. Side Elevation and current side garden

Brief History

The application site had benefited from outline planning permission for a number of years for the construction of a single storey dwelling for residential use. An application submitted in 2011 was however refused. With changes in the Wyre Forest District Council's planning policies and the increasing need for suitable smaller scale units which would appeal to those who wish to down size, this development will add to the village's variety of residential accommodation and help with its long-term sustainability.

The application site was purchased by the current owners as a separate building plot, Magnolia Cottage 42 Briar Hill replaced a dilapidated building that originally stood on the adjacent site. An outline planning application was submitted and approved several times to retain the adjoining building plot but when submitted again in 2011 it was refused.

A detailed planning application was submitted in July 2020 and approved on the 27th October 2020 Reference Number 20/0571/FUL.

Site History

The Approval notice attached Application Reference: 06/1183/OUTL sets out the history of the site together with the policies the council referred to in summary the principal of development was approved in 1987 and renewed in 1990 and 2001 and approved again outline in 2007.

The same outline planning application was made in 2012 but this time was refused Application No 11/0448/outline

WF.468/87 – Residential dwelling (outline):

Approved 2.2 WF.182/90 – Residential Dwelling (outline):

Approved 2 Wyre Forest DC Planning (DC) «Full Committee Date» AGENDA ITEM NO. Page 2
06/1183/OUTL 2.3 WF.892/01 – Erection of a single storey two-bedroom dwelling and alterations to vehicular access (full):

Approved 2.4 WF.544/02 – Erection of a replacement dwelling and detached garage (full):

Approved 06.1183/Outline

Refused - Application No 11/0448/outline

27th October 2020 Reference Number 20/0571/FUL. Application Approved

Chaddesley Corbett Neighbourhood Plan 2014-2026

The proposed development has considered the key issues contained within this document in particular addressing the following three polices:

Policy CC1 - Criteria for Assessing the Suitability of Potential Housing Sites.

The application site has always been seen as a small infill development, the design of the proposed building respects the height and proportions of both 40 Briar Hill and 42 Briar Hill

42 Briar Hill is a two-story cottage style proportion No 40 Briar Hill is a Dormer style Bungalow

Sustainable development

The application site is not known to have a history of any flooding issues, the site is set at the top of Briar Hill with farmland to the east falling away from the site.

SUDs All surface water would be managed by on site soakaway, the front driveway would be constructed with permeable paving.

The new development would be fitted with both Solar and Photovoltaics panels to assist in the running costs of the dwelling. An electric car charging point would be included.

An Energy Assessment and SAP calculation will be made when more details of the construction have been agreed and finalised.

Solar PV panels have been incorporated on the south facing side of the dwelling, there is limited space for an ASHP so it is proposed to fit a High-Performance Gas Boiler with flue gas heat recovery.

The design of the systems is to be equivalent to meeting a minimum of 10% of the energy requirements of the dwelling or better.

Policy CC2 - Types of New Housing Development

The proposed development will comprise of only two bedrooms, a dormer style building with steep pitched roof that mediates between the two existing buildings and would provide a satisfactory street scene when viewed from Briar Hill.

With the increasing need for suitable smaller scale units, the development would appeal to those who wish to down size from much larger accommodation or a more affordable property in this popular village.

Policy CC9 - Settlement Design Principles

The application site has always been seen as a small infill development, the design of the proposed building respects the height and proportions of both 40 Briar Hill and 42 Briar Hill

The existing hedgerow fronting Briar Hill will need to be removed to ensure visibility for vehicles, a large conifer tree would also need to be removed. The new driveway would remain open and not gated. Two areas on the frontage would be given over for quality planting to supplement the loss of the hedge. Part of the existing brick boundary wall to the driveway of No 42 Briar Hill would be taken down and supplemented with a much softer planted area, this would also improve the visibility of vehicles exiting the driveway of both properties.

SUDs All surface water would be managed by on site soakaway, the front driveway would be constructed with permeable paving.

CC10 - Building Design Principles

42 Briar Hill is a two-story building, cottage style in proportion, No 40 Briar Hill is a Dormer style Bungalow with hipped roofs. The new design would have a dual pitched roof with a gable end facing Briar Hill thereby maximising the air space between the properties. A small dormer projection on the south elevation is required for headroom and natural light but this has been designed small in scale to minimise its impact and would be glazed with obscured glass to Pilkington's Level 5 in order to maintain privacy and avoid overlooking No 40 Briar Hill, roof lights have been adopted on the northern roof slope to gain natural daylight to the central landing and hall below.

The proposed building would be constructed in a quality facing brick with brick on edge detailing over openings and surmounted by a steeply pitched roof able to be covered in plain clay tiles in keeping with the local vernacular. A small ground floor projection at the front allows further roof interest and articulates the main entrance.

The rear elevation in contrast has a more highly glazed elevation to maximise the views over the open country side.

Current Use

The application site is currently used as a side garden to Magnolia Cottage 42 Briar Hill



Magnolia Cottage 42 Briar hill

Application Site

40 Briar Hill

38 Briar Hill

Application Site Photographs



Application Site viewed from the rear boundary



Application Site looking East

Amount of Development

The application is for a two-storey dormer style bungalow having two double bedrooms and a single car garage. The total floor area would be 142m² excluding the garage and 158m² including the garage.

The site has a frontage to Briar Hill of 11500mm (10800 actual width of plot) and an overall site area of 408m² (0.0408ha)

Scale

The proposed development will comprise of a dormer style building with steep pitched roof that mediates between the two existing buildings and would provide a satisfactory street scene when viewed from Briar Hill. The building would have a ridge height of 6800mm, a width of 8800mm and a depth of 13150mm extending to 14950mm to the frontage of the kitchen.

Layout

The development would share an existing vehicular access onto Briar Hill, it is proposed that the existing access is widened by 1800mm to improve access and egress, there will be a new driveway to enable turning space for vehicles to exit onto Briar Hill in a forward direction. The design is for a large garage for parking a single vehicle and some additional space for storage.

There would be two double bedrooms with individual bathrooms at first floor with space on the landing for use as an occasional office reflecting modern day living.

On the ground floor the kitchen is located at the front affording good surveillance whilst the living area is located at the rear affording distant views of the countryside. A separate utility is provided together with an accessible toilet.

Landscape

The existing hedgerow fronting Briar Hill will need to be removed to ensure visibility for vehicles, a large conifer tree would also need to be removed. Two areas on the frontage would be given over for quality planting to supplement the loss of trees and hedgerow. Part of the existing brick boundary wall to the driveway of No 42 Briar Hill would be taken down and supplemented with a much softer planted area, this would also improve the visibility of vehicles exiting the driveway of both properties.

Planting along both boundaries would remain wherever possible and existing trees on the rear boundary retained

Access

The proposed bungalow is served by a bus route on Briar Hill and is a ten-minute walk from the amenities of Chaddesley Corbett Village.

The building would be designed to meet the access requirements of the current Building Regulations

Drawings

This Design Access and Planning Statement is to be read in conjunction with the following drawings:

20/18/01 D Site Plan and Location Plan

20/18/02 D Floor Plans

20/18/03 A Elevations