

Planning, Design and Access Statement

Application for erection of barn workshop and tractor store following removal of existing structures.



Tara, Dunmow Road, Stebbing

November 2023

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1. Introduction

- 1.1. This statement is written to accompany a planning application as required by Article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended and takes into account guidance in the Department for Communities and Local Government 'Guidance on Information Requirements and Validation' March 2010, particularly with regard to the presentation of the design process through a concise and proportionate approach.
- 1.2. The statement has been prepared in support of an application for permission to demolish existing structures and the construction of new garaging, workshop and tractor store.
- 1.3. Plans have been submitted for formal approval as part of this application consisting of the following:
 - Site & Location Plan;
 - Existing & Proposed Site Plan;
 - Proposed Floor Plans & Elevations; and,
 - Planning, Design & Access Statement.

2. Site Context

- 2.1. The application site as outlined in red on the submitted location plan is located on the northern side of Dunmow Road approximately 2km west of the small village of Rayne. The residential curtilage of the site is relatively level, mainly rectangular in shape and consists of approximately 2 hectares in area. The wider site ownership comprising open fields and pasture extends to approximately 5ha in area. The dwelling is served by an access drive, together with metal entrance gates, dwarf brick walling. There is mature hedging to the west of the access running along adjacent to the road and into the site.
- 2.2. In recent years the property has been subject to a number of extensions and alterations to the main dwelling which have been completed.
- 2.3. The application site falls adjacent to the main house within an area currently containing a compound with a number of small containers and storage within. These are used for the storage of machines, including tractors and machinery, materials and other equipment as well as open storage utilised for the ongoing maintenance of the house and grounds.



(Aerial Photo of existing storage and hard standing)

3. Planning History

- 3.1. The recent planning history at the site includes UTT/15/0900/HHF, which approved a two and single-storey extensions to the main dwelling along with alterations including changes to fenestration and creation of roof terrace. This work has now been completed. Proposed alterations to the access were also approved in 2015 pursuant to application UTT/15/2752/HHF.
- 3.2. A number of other applications for outbuildings and barns have also previously been approved on site but that were not implemented.

4. Planning Policy Framework

- 4.1. This section sets out the statutory planning policies, material consideration and guidance which have informed this planning application.
- 4.2. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.3. The PPG clarifies (Paragraph: 010 Reference ID: 21b-010-20140306) that the NPPF represents up-to-date Government planning policy and must be taken into account as a material consideration in the determination of a planning application or appeal.
- 4.4. The NPPF sets out the Government's planning policies for England and how these should be applied and is (from the day of its publication) a material consideration in planning decisions.

National Planning Policy (2023)

- 4.5. The principle aim of the planning system is to contribute towards the achievement of sustainable development, which in the context of the NPPF is development that contributes positively to the economy, society and the environment. Paragraph 8 sets out the three mutually dependent dimensions of sustainable development. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as individuals' quality of life.
- 4.6. It is therefore necessary to consider:
 - the relevant Development Plan;
 - whether relevant Development Plan policies are up-to-date;
 - the NPPF;
 - and other material planning considerations.

- 4.7. Paragraph 126 states the great importance the government attaches to the creation of high quality, beautiful and sustainable buildings and emphasise that good design *“is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.8. Section 15 of the NPPF concerns conserving and enhancing the natural environment and Paragraph 180 provides guidance to Local Planning Authorities when determining applications with the aim of conserving and enhancing biodiversity.
- 4.9. While paragraph 180 is clearly directed at protecting and enhancing biodiversity, it also acknowledges that it is only *“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning should be refused.”*
- 4.10. Sections 3 and 4 of the NPPF concern plan-making and decision-taking.
- 4.11. The NPPF confirms at paragraph 38 that *‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. [Emphasis added]*

The Development Plan

- 4.12. The site falls within the boundary of Stebbing Neighbourhood Plan that was made on 19th July 2022. Policy STEB9 (Design Principles and Location of New Development) supports the provision of certain buildings including for agriculture, horticulture and forestry as well as for outdoor recreation and other uses required to be located in the countryside. Policy STEB12 (Sustainable Design and Construction) supports the provision of sustainable design measures with STEB14 (Renewable Energy) supports the provision of new renewable energy.
- 4.13. The Development Plan includes the Uttlesford Local Plan 2005 (ULP). At over 18 years old the document has now been out of date longer than it was in date and predates the NPPF by a significant period. The 2005 Local Plan proposals map and settlement boundaries must also be considered in the context of the more up to date national planning policy.
- 4.14. The site has an existing entrance onto the highway and the proposed building will extension to an existing outbuilding will not create additional traffic. Therefore, it will not have a detrimental impact on highway safety of capacity and is compliant with Policy GEN1 (Access).
- 4.15. Policies H8 and GEN2 require extensions to be compatible with the scale, form, layout, appearance and materials of surrounding buildings; to minimise water and energy consumption; and to cause no materially adverse effect on residential properties through

loss of privacy, daylight, overbearing impact or overshadowing. As set out below the proposed extension is of a size, scale and appearance that is compatible with the surrounding properties.

- 4.16. The site is within Flood Zone 1 and is therefore on land at the lowest risk of flooding. There is ample compensatory space within the site to ensure that the proposal would not result in any risk of flood from surface water. The requirements of ULP Policy GEN3 would be met.

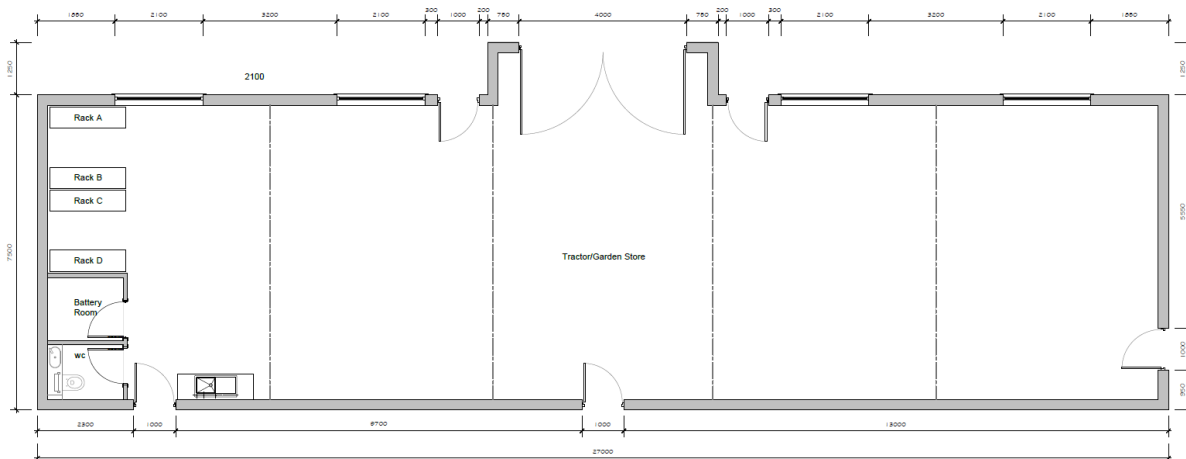
Policy GEN7

- 4.17. Compliance with the requirements of LP Policy GEN7 is addressed by the submitted biodiversity questionnaire. The existing metal containers to be removed are structures that do not contain any biodiversity interest.

5. Design

Use, Amount & Layout

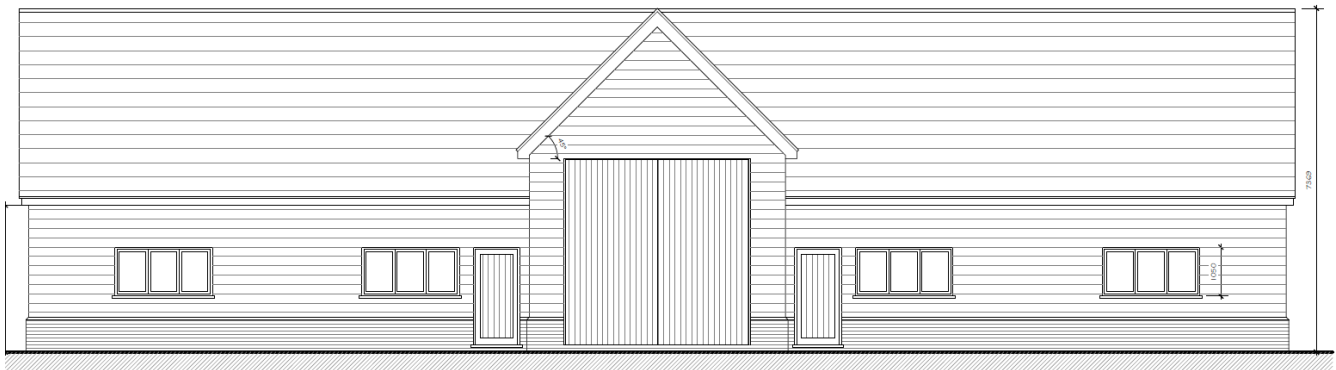
- 5.1. The existing buildings on site within the compound, which are of a low quality and have limited architectural value and surrounding hard standing, are used for the storage of vehicles, tools, machinery, and equipment, all used in association with the ongoing maintenance of the house and its grounds which extend to approximately 5ha in area. This application proposes to combine these existing uses into one purpose-built structure that is of an attractive barn design that will complement the architectural styling of the prevailing countryside.
- 5.2. The new building includes a workshop, parking for vehicles including tractors, the storage of materials and other machinery and an equipment store. A small W/C is included for sanitation requirements.
- 5.3. The building is formed to be characteristic of a typical Essex Barn and that are traditionally associated with the area.



(Proposed layout)

Scale and Appearance

- 5.4. The design ethos used has been to replicate the form of a simple Essex traditional barn that would typically be associated with the rural vernacular. It has been designed with a single, forward projecting gable with pair of barn doors.
- 5.5. The appearance of the building will utilise traditional materials that comprise red brick plinth and black weatherboard. The result will be a high-quality building, appropriate for its location and to blend seamlessly into its surroundings, whilst providing functional storage space.
- 5.6. To the southern (rear) roof elevation, the building will incorporate a photovoltaic array that will contribute approximately 25 percent of the energy requirements of the landholding.



(Proposed elevations)

Access

- 5.7. There are no changes to the vehicular access route proposed.

6. Planning Considerations

Policy S7

- 6.1. Policy S7 draws a distinction between urban areas and countryside and suggest that development in the later is generally inappropriate and limited to that which needs to take place there. However, this is therefore an overly restrictive policy that as currently drafted and due to the age of the plan often doesn't reflect current interpretation.
- 6.2. The policy does go on to set out that development should be of an appearance that protects and/or enhances the particular character of the part of the countryside within which it is set. In this instance the requirement for barn is justified given the extent of the landholding which is required to be maintained. The proposed barn has been designed to complement the appearance of the area in which it is set, located in a discrete part of the property and replacing lower quality outbuildings and storage. It is therefore considered that the design of the building will help safeguard the character of this location but that is not visible from the public realm.
- 6.3. Similarly, for the above reasons the proposal is also considered to be acceptable having regard to the requirements of Policy STEB9 which sets out relevant tests to the operative parts of Policy S7.

Transport and access

- 6.4. No additional access or trip generation is proposed as part of this application.

Drainage

- 6.5. The scale of development doesn't require a SuDs scheme, but the size of the site and modest level of development means that there will ample opportunity to control the water within the site and reduce the runoff rate from the site. the proposal therefore accords with policy GEN3- Flood Protection and the relevant elements of the NPPF.

Design considerations

- 6.6. Section 12 of the NPPF sets out the government's desire to achieve well-designed places. Paragraph 126 states:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

- 6.7. The scheme has been designed in a high-quality vernacular style that is sympathetic to and will enhance the local character of the area.
- 6.8. In support of the planning application demonstrate that the proposals have considered the context, features and integration of the proposals on-site, immediately adjacent to the site and as part of the wider area.
- 6.9. ULP policy GEN2 – Design, sets out criteria that development should address in the design of the proposals.
- 6.10. Criterion a) deals with the compatibility of scale, form, layout appearance and materials of surrounding buildings.
- 6.11. Criterion b) identifies the need to safeguard important environmental features. The site does not contain any natural features or trees, hedgerows, which are outside the site and not affected by the proposal.
- 6.12. Criteria c), d), e), f), g), h) and i) deal with design and construction and these are covered above.

Sustainability

- 6.13. Finally, with regard to the sustainability features of the building, it is proposed that the rear roof slope will accommodate an array of solar panels to maximise the solar collection site. This is envisaged to enable 50no. panels to be fitted. The output of this is anticipated to contribute at least 25 percent of the total annual electricity consumption of the dwelling and which comply with the aims of Policy STEB12 (Sustainable Design and Construction) that supports the provision of sustainable design measures and STEB14 (Renewable Energy).
- 6.14. For the reasons above it is considered that the proposed extension is sympathetic to its surroundings and is appropriately designed in line with national and local planning policy and that planning permission should therefore be granted accordingly.