

Design & Access Statement

**For The Proposed Replacement Barn Dwelling & The Change of Use of the Existing Barn Dwelling to a Store/Workshop At “Pinocchio’s”, Mill Lane, Bradfield. Manningtree. Essex. CO11 2QP.
For Mr & Mrs B. Rhys-Lewis.**

1. Introduction

This Design & Access Statement (DAS) accompanies a planning re-submission for the Proposed Replacement Barn Dwelling & The Change of Use of the Existing Barn Dwelling to A Store/Workshop At “Pinnochios”, Mill Lane, Bradfield. Manningtree. Essex. CO11 2QP. The DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (Development Management Procedure) (England) Order 2015, & it is considered that this statement accords with the advice contained within the Development Management Policy Annex: - Information requirements & validation for planning applications issued on 16th March 2010.

Although the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2013 removed the requirement for Design & Access Statements to be submitted with minor planning applications, this Design & Access Statement has been prepared & submitted to help enable and assist the planning department in the processing of this planning application, & to help explain the rationale behind the proposals, the developments sites links to local amenities & the local public transport system & thereby justify the overall sustainability of the proposed development site, & the positive impact & the overall public benefit of this proposal.

2. Site Location & Description

2.1. The application site edged in red on the accompanying location plan lies to the north of the road junction between Mill Lane & Windmill Road in Bradfield, & just outside the Settlement Development Boundary of the Tendring District Local Plan 2013-2033 and Beyond. The proposed replacement barn dwelling & the existing barn dwelling proposed for conversion to a store/workshop lies to the immediate north of the existing host dwelling “Pinnochios” shown edged in blue on the accompanying location plan, with extensive garden & paddock area + a few outbuildings including workshop & stables etc. beyond to the north, all of which are owned by the applicants Mr & Mrs Ben & Jess Rhys-Lewis & also their parents who own & live in the main Pinocchio’s dwelling towards the front of the site.

This proposal seeks to obtain permission for the construction of a new replacement barn dwelling to the rear of the existing single storey workshop building to provide a new good quality family dwelling for the applicants to live in behind their parents current dwelling “Pinnochios”, & the conversion of the existing & now abandoned barn dwelling into a store/workshop for use ancillary to the new barn dwelling, with access to the new dwelling via the existing shared drive & vehicle access at the Mill Lane/Windmill Road junction that already exists & currently serves both properties.

2.2. Further to the granting of planning approval for the extensions & alterations on 28th March 2023 under planning application **23/00047/FULLHH**, work commenced on preliminary investigation works on the approved scheme in late April 2023 where the contractor revealed that the existing barn dwelling is built on an extremely shallow foundation of only approximately 250mm depth. The building work commenced on site on 12th June 2023 & the structural engineer Tim King at Brett Design Partnership prepared the structural calculations for the extensions & alterations in preparation for the building regs submission in early June & issued them on 22nd June 2012 following a preliminary issue of the framing plans & our site meeting with the contractor on 11th July 2023 where we discussed the structural design proposals & discussed the proposed method of construction & installation of the structural members on site. Following an initial period of work on site, the building work ceased on site on the existing barn dwelling refurbishment & extensions on 20th July 2023. I attach details of the structural engineers framing plans & it can be seen quite clearly that the structural framing required to support the extensions, alterations & the existing barn is quite extensive in order to support the existing & new structure, which is leaning quite badly in places, and in order to support the existing floor & roof etc, as well as support the new first floor side extension & the single storey rear extension.

As previously stated, the existing barn foundations are extremely shallow & there were issues raised in relation to undermining the existing foundations with a new insulated ground floor slab? The internal eaves height at first floor level inside the existing barn dwelling are extremely low at only + 720mm & the existing first floor joists & rafters & ceiling joists are all undersized structurally & therefore when all of the structural strengthening needed is taken into account as well as the insulation upgrade required internally in order to meet the current latest June 2022 building regs standards which were far more onerous than they were when we first looked at this building back in 2016 & which would have the effect of compromising the habitable space available inside the dwelling, it soon became apparent that continuing with the building works to the existing barn dwelling would result in a finished building that would be reduced in size internally quite considerably & would not give the applicants the desired outcome once completed, hence the decision to abandon the building works at this stage on or around the 20th July 2023 rather than carry on at great expensive & without achieving the desired outcome. It was at this point that discussions were held on the possibility of constructing a new replacement dwelling instead? & with this in mind preliminary draft designs were prepared & issued to the applicants & later TDC planning for consideration.

2.3. The applicants submitted these new preliminary designs under a pre-app enquiry to TDC Planning for the proposed replacement dwelling to the rear of the existing workshop & the conversion of the existing barn dwelling into a non-habitable store & workshop on the site. They received a written response from planning officer Rebekah Chishaya highlighting her thoughts on the latest proposals, which I'm afraid were not particularly helpful. Rebekah Chishaya has since left TDC Planning & we have now had discussions with planning officer Michael Pingram who has been far more helpful & encouraging in regard to our proposals & has suggested that we should site the new replacement dwelling as close as we can to the existing workshop building to the rear of the site. **We also discussed the proposed conversion of the now redundant existing barn dwelling into a store/workshop & Michael Pingram confirmed that we will require a legal agreement to ensure the cessation of this existing building as a dwelling.** I attach site photos of the abandoned existing barn dwelling building showing the building in its current condition following the cessation of the building works in July this year. The applicant plans to make good the

existing barn building & to use it in the future as a pottery workshop & for storage ancillary to the proposed replacement barn dwelling. The result of all these proposals will mean that the proposed new barn dwelling will be a replacement dwelling outside of the SDB for Bradfield following the conversion of the existing barn dwelling to a store/workshop. The existing barn dwelling was granted approval as a separate dwelling on 27th September 2019 under planning application **19/00999/FUL** under the previous owners & has since been occupied as a dwelling as a separate dwelling by the current owners. It can therefore only be concluded that an application for a new replacement barn dwelling should be acceptable with regards to the Councils policies so long as the existing barn dwelling is converted into a non-habitable store/workshop building & is no longer used as a dwelling. This existing building was granted planning approval earlier this year for a single storey side extension & a first floor rear extension & alterations under planning application **23/00047/FULHH**.

3. Principle Of Development: The Government on 27th March 2012 published the National Planning Policy Framework which took immediate effect with regards to the determination of planning applications. It is considered that the following provisions are relevant to the determination of this application.

The presumption in favour of sustainable development – Paragraph 11 sets out that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This should be seen as a golden thread running through both plan making & decision taking.

Paragraph 7 aims to provide a definition of sustainable development & it sets out that there are three dimensions to sustainable development which are economic, social & environmental in order for a development to be classified as a sustainable development all three dimensions must be met.

3.1. Economic Role:- This application proposes the construction of a new replacement barn dwelling on the site & the conversion of the existing barn dwelling into a non-habitable store & workshop building on the development site & it is considered that allowing this application to be approved will have a direct economic benefit to the local economy particularly during the construction period. It is proposed that locally sourced labour will be used by the applicant and that it is envisaged that locally sourced materials/local merchants/firms will be utilised as appropriate.

Furthermore, whilst the use of the site for residential purposes does not have any direct economic output, allowing a good quality replacement dwelling to be built within sustainable & already established locations it is considered that the proposed development meets the economic role in terms of the definition of Sustainable Development.

3.2. Social Role:- The application proposal hereby submitted proposes the further development of a parcel of land running along the site frontage in Mill Lane behind an existing and already established detached barn dwelling behind the existing host dwelling & the extension of the existing form of development to this side of Lane. The approval of this application will bring forward much needed good quality dwelling for the local area and assist the council in helping to achieve the 5 year+ housing land supply as requested by the NPPF. The application will although in a small way bring forward a well-designed three/four bedroomed detached property which can assist in meeting the local housing need. In this regard, it is considered that the application is in accordance with the social role in terms of the definition of Sustainable Development as set out within the NPPF.

3.3. Environmental Role:- The site is located in a sustainable rural location with direct access to many of the key service provisions & with direct access to the local public transport network. The site is at present a grassed area used for garden & paddocks for the grazing of their horses & is owned by the applicants who were living in the existing barn dwelling, & their parents who currently reside in the host dwelling “Pinocchio’s”. The proposed development is seen as the best way of making effective use of this piece of land that fronts Mill Lane without affecting the visual & social area due to its location behind the existing host dwelling & existing barn dwelling & workshop on the site & natural screening to the site boundaries.

The new replacement barn dwelling proposals will be constructed to a high-quality utilising environmentally friendly construction methods & materials where appropriate. It is considered that allowing this application to be approved will enable the provision of a much-needed good quality replacement family dwelling on the site, which is environmentally sustainable & makes the best & most effective use of the land. The intention of the new barn dwelling proposals on this site is to provide good quality accommodation to Mr & Mrs Rhys-Lewis & Family in order to provide them with a new & much improved dwelling to live in behind the existing dwelling Pinocchio’s, & existing barn store/workshop & existing workshop on the site.

The NPPF makes it clear that these three roles should not be taken in isolation because they are mutually dependent. Paragraph 14 sets out that at the heart of the NPPF is the presumption in favour of Sustainable Development which should be seen as a golden thread running through both plan making & decision taking. As set out above, it is considered that this proposed development fulfils all of these three roles & therefore the development as proposed is classified as “Sustainable Development”!.

It is therefore considered that the presumption is in favour of the proposals hereby presented which fully comply with the principals of the NPPF and the application should therefore be considered favourably.

In terms of the hereby submitted application the NPPF also makes it clear at paragraph 17 that one of the core planning principals is to “proactively drive and support sustainable economic development to deliver the homes, business & industrial units, infrastructure and thriving local places the country needs. The application will assist in delivering much needed good quality housing for the area and will have a positive impact upon the local economy during the construction phase & therefore this proposal should be supported.

Paragraph 50 of the NPPF relates to the need to deliver a wide choice of high-quality homes, widen opportunities for home ownership & create sustainable, inclusive & mixed communities. The application as proposed provides a new replacement three/four bedroomed family home & is considered that the proposed dwelling will contribute towards a varied choice of housing within the local area in the village of Bradfield, thereby helping towards the sustainability of the existing local amenities & services in the area.

The NPPF states that to promote sustainable development in rural areas, housing should be located where there are groups of smaller settlements and should avoid new isolated homes in the countryside. Further, it states that housing applications should be considered in the light of sustainable development. To consider the site to be ‘deliverable’, Paragraph 47 of the NPPF states that ‘sites should be available now,

offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five-years and in particular that the development of the site is viable'. This application would meet this test as it is currently available and will be deliverable within the given timeframe once planning application is approved. It does mean that land being unallocated or located outside defined settlement boundaries could no longer be a sole reason for refusal. In judging whether a residential scheme should be granted, it would be necessary to set out the weight attributed to the planning benefits which the proposal offers in making up the current housing land supply shortfall against the harm identified arising from the proposed development.

The application site is located just outside of a defined development boundary in the countryside as identified in the Policies Maps of the Tendring District Local Plan: Proposed Submission Draft (2012). Policy QL1 of the adopted Local Plan (2007) directs development to the larger urban areas of the district and to within the development boundaries of the villages.

However, as previously stated this planning application is for a replacement dwelling on an already established dwelling site & the change of use of the existing dwelling on the site to a store/workshop, therefore these policies have very little relevance when considering these proposals.

Emerging Policy SD1 of the TDLP:PSD states the Council will take a positive approach that reflects 'the presumption in favour of sustainable development' as contained in the NPPF. Further, the Council will 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 the area. Planning applications that accord with the policies in the TDLP:PSD will be approved without delay, unless material considerations indicate otherwise

The proposed development site is not defined by a settlement development boundary as set out within the Policies Maps which accompany the emerging Local Plan, however as this is a replacement dwelling application on an already established dwelling site this has very little relevance in this instance.

With regard to Policy SD8 in relation to the hierarchy of transport types, the Council will require that all proposals for new development will be required to maximize Accessibility through their location to existing services and facilities and by providing safe pedestrian and cycle connections to existing networks as a priority over motorised forms of transport. Any development that fails to demonstrate that the provision of transport types in the policy's hierarchy of transport modes has been given full consideration will not be acceptable.

4.0. Planning History

4.1 The site has been subject to a variety of planning applications over the years. A brief description of the various applications is provided below:-

Reference

Description

- 1). **99/01518** Change of use of barn to residential accommodation in connection with the main dwelling. **APPROVED 24.11.1999.**
- 2). **04/01111/FUL** Two storey extension to existing habitable barn & detached garage. **REFUSED 27.07.2004.**
- 3). **04/01822/FUL** Removal of condition 02 of planning consent 99/01518/FUL, to allow use of Annexe as independent and separate dwelling house. **REFUSED 08.12.2004.**
- 4). **08/00455/FUL** Change of use of existing barn from residential accommodation in connection with main dwelling to holiday let accommodation. **APPROVED 16.06.2008.**
- 5). **10/60150/HOUENQ** Erection of conservatory to replace existing conservatory. **APPROVED 29.11.2010.**
- 6). **13/30128/PREAPP** Erection of 2 three bedroom bungalows and associated garages. **APPROVED 02.07.2014.** Constructed on site and are now Dunedin & Oakwoods Mill Lane. Bradfield.
- 7). **16/30219/PREAPP** Separation of an existing unused annexe away from Pinnocchio's. Both properties will have defined boundaries and will be accessed via a joint driveway from Mill Lane. Parking spaces from both houses will be situated on the current land and away from highway.
- 8). **16/02023/FUL** Proposed Change Of Use Of Barn Building To Residential Dwelling & Extension At "Pinnochios", Mill Lane, Bradfield. Manningtree. Essex. CO11 2QP. **REFUSED 30th June 2017.**
- 9). **APP/P1560/W/17/3181215** **Appeal Dismissed 4th December 2017.**
- 10). **19/00999/FUL** Proposed Change of Use Of Barn Building To Residential Dwelling, & Extensions. **APPROVED 27th September 2019.**
- 11). **23/00047/FULHH** Proposed Single Storey Side Extension, First Floor Rear Extension. Open Porch Canopy & Alterations for Private Use. **APPROVED 28th March 2023.**

5.0. Design Principles And Concepts

5.1. The current application proposals to build a new detached three/four bedroomed family barn dwelling for the owners & convert the existing barn dwelling into a store/workshop for use ancillary to the new barn dwelling & comprising of the following:-

- a). Overall Site Area = **2.021 hectares** as detailed on drawing number 29-2023-07P.
- b). Proposed Internal Ground Floor Area = **117.5 sq. metres.**
- g). Proposed Internal First Floor Area = **85.58 sq. metres.**

5.2. Our new proposals comprise of the construction of a new replacement dwelling immediately to the North of the existing single storey rear workshop, which has recently been renovated & upgraded by the applicants. The new dwelling is to be attached to the existing workshop via a single storey link that will also act as a utility room and will also house the Air Source Heat Pump tank & plant inside the cupboard inside that will be linked to the Air Source Heat Pump directly outside. The utility will also have a sink, washing room & tumble dryer etc & will effectively be a separate wash room & link to the side of the new barn dwelling.

One of the main issues with the existing barn dwelling building is that it is quite narrow internally at approximately 4.7 metres width & also has limited headroom at first floor level which is +720mm min to +2295mm max. Our new proposals involve increasing the gable width to 6600mm externally to the main element & with a 4954mm wide gable to the rear bedroom element, & with a 3975mm wide rear single storey lean to in order to increase the internal floor area available within the new barn dwelling. We propose to maintain the existing 48 degree roof pitch & propose to increase the internal eaves height inside the rooms at first floor to + 1650mm in order to allow the occupants to fully circulate & utilise all of the space within the first floor rooms. The overall design concept is to replace the existing barn dwelling with a slightly larger replacement barn dwelling in a matching design & materials. AS part of our proposals we are rotating the proposed dwelling towards the south east on the rear elevation in order to take advantage of the suns rays & resulting solar gain.

5.3. Green Credentials

The new replacement barn dwelling is to have underfloor air source heat pump central heating throughout in order to take advantage of the latest green technology & to boost the buildings green credentials.

5.4. The new barn dwelling comprises of the following elements:-

- i). Main Gabled Element = 6.6 metres wide x 11.504 metres long x 8.346 metres high.
- ii). Rear Central Gabled Element = 4.954 metres wide x 3.975 metres deep x 7.388 metres high.
- iii). Rear Single Storey Lean-to Elements = 3.048 metres wide x 3.577 metres deep x 4.032 metres maximum height either side of the central gable.

iv). Side Single Storey Link Element = 3.05 metres wide x 3.7 metres deep x 3.485 metres high linking the new barn dwelling to the existing workshop.

v). Single Storey Front Porch Element = 2.285 metres wide x 1.23 metres deep x 3.582 metres high to the front entrance door.

The new barn dwelling will have 3 bedrooms and a family bathroom served by a central stairwell on the first floor, & will have an open plan lounge, garden room, dining area, & kitchen, & a bathroom & study/bedroom 4, & a hall cupboard & kitchen pantry, hall & central stairwell at ground floor level, with a single storey link between the new barn dwelling & the existing workshop housing the utility room & the Air Source Heat Pump tank cupboard.

5.5. The new barn dwelling is to be constructed in timber framed construction & is to be finished with black stained featheredged cladding to the external walls, with stained softwood pentice boards & reveal trimmers to doors & windows. The main two storey roofs & the porch are to be finished with clay terracotta peg tiles, with the single storey rear & side elements finished with a natural slate roof finish. Rainwater goods are to be black PVC on black stained softwood fasciaboards & bargeboards. Windows & doors are to be graphite grey UPVC double glazed units with obscure glazing to bathrooms. Rooflights are to be graphite grey Roofmaker double glazed conservation rooflights. The proposed barn dwelling will be set in a plot of 3546 sq. metres/0.354 hectares of garden with extensive paddock areas beyond to the North & East.

There will be 2-metre-high close boarded fences to the boundary between the new dwelling & Pinocchio's host dwelling with planting to clients choice & laid to lawn generally. The existing pea shingle drive, rear garden area & paddocks etc will remain as existing.

The circular accompanying the regulations says that a DAS must explain how landscaping will be maintained. In this instance all of the space will be within the new private dwelling & the new house owners will maintain the landscaping as in any normal domestic situation.

5.6. The circular accompanying the regulations says that a DAS must explain how the design can be justified in terms of human scale, however as this application is for a domestic dwelling designed to relate well to its neighbours it is well related to human scale.

5.7. The design fully responds to the most recent government guidance in PPS1. By building to the Eco Homes standard, the design responds to the need for development to be sustainable as set out in PPS1. The design fully complies with policies TD1, TD2 & TD3 of the TDLP.

5.8. The circular accompanying the regulations refers to issues such as circulation routes, seating & lighting etc. but these issues are not applicable to a private dwelling house.

5.9. In considering the proposals attention has also been given to crime issues. This is identified as a key issue in PPS1. The new dwelling has also been designed with reference to policy TD20 in the TDLP. Whilst this criterion is primarily for larger housing developments it is still considered that the criteria (i), (v), (vii) & (ix) are all

addressed when considering the new design. Reference has also been made to made to “Safer Places-The Planning System and Crime Prevention” published by the OPDM in 2003. It should however be born in mind that this new development is on the site of an already established residential area & that we are not proposing to make the situation any worse than currently exists, & therefore much of the previously mentioned guidance will be irrelevant.

Reference should also be made to the application drawing numbers 29-2023-01P-07P submitted for full details of the proposals.

5.10. National Planning Policy Framework “Delivering Sustainable Development”

Paragraph 3 Supporting a prosperous rural economy: -

Planning policies should support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: -

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Promote the development and diversification of agricultural and other land-based rural businesses.

Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities, and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met existing facilities in rural service centres; and

Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

6. Planning Policy Context

6.1. Tendring District Councils adopted development plan comprises the Tendring District Local Plan 2013-2033 & beyond.

6.2. The Framework was published in March 2012 and sets out the governments planning policies for England and how they are expected to be applied (paragraph 1). The framework is a material consideration of considerable weight in the determination of this application.

6.3. In March 2014 the Government published national Planning Practice Guidance (PPG) to accompany and support the policies expressed in the framework. The Government PPG is also a material consideration in the determination of this application.

7. Relevant planning policy guidelines

7.1. This section provides a brief summary of the most relevant policies contained in the framework and the Local Plan :-

Policy SP1 – Presumption in Favour Of Sustainable Development.

Policy SP2 – Meeting Housing Needs.

Policy SP3 – Providing for Employment.

Policy SP4 – Infrastructure & Connectivity.

Policy SP5 – Place Shaping Principles.

Policy SP6 – Spatial Strategy For North Essex.

Policy SPL1 – Managing Growth.

Policy SPL2 – Settlement Development Boundaries.

Policy SPL3 – Sustainable Design.

Policy HP3 – Green Infrastructure.

Policy HP4 – Open Space, Sports & Recreation Facilities.

Policy LP8 – Backland Residential Development.

Policy PP13 – The Rural Economy.

7.2. In addition to applying the presumption in favour of sustainable development, the framework requires local planning authorities to approve applications for sustainable development where possible, working proactively to secure developments that improve the economic, social, and environmental conditions of the area. The Framework states that its contents taken constitute the Governments view of what sustainable development means in practise.

7.3. The frameworks guidance in respect of housing, design, and sustainable transport and the conservation of the natural environment is particularly pertinent to the consideration of this application in a rural village location.

7.4. The provision of housing to meet needs contributes to the social dimension of Sustainable development. Widening the choice of high-quality homes is recognised as a positive improvement.

7.5. The framework seeks to significantly boost the supply of housing and requires local authorities to maintain sufficient supply of specific deliverable sites to provide 5 years' worth of housing plus an additional buffer of at least 5%, or 20% where there is a record of consistent under delivery to ensure choice and competition in the market for land.

7.6. The framework makes clear that housing applications should be considered in the context of the presumption in favour of sustainable development. Critically where local authorities cannot demonstrate a five year supply it states: “Relevant policies for the supply of housing should not be considered up to date”

7.7. The promotion of good design is one of the 12 core planning principles promoted by the framework. It provides guidance on what constitutes good design, stating the local planning policies and decisions should aim to ensure new developments achieve the following: -

- a). Will function well and add to the overall quality of the area.
- b). Optimise the potential of the site to accommodate development
- c). Respond to local character and history
- d). Create safe and accessible environments
- e). Are visually attractive because of good architecture

7.8. The framework supports a pattern of development that facilitates the use of sustainable modes of transport and reduces greenhouse emissions and congestion. It aims for a balance of land uses, within an area so that people can be encouraged to minimise journey lengths for enjoyment, shopping, leisure, education, and other activities.

7.9. Based on an up to date, evidence-based analysis of the key social, economic and Environmental issues in TDC, the local plan identifies several basic issues which it is seeking to address. These include the need for good quality, spacious and attractive homes that will encourage young people to aspire to live, work or set up business in the district.

7.10. The need for housing development in Tendring District and the proposed scheme would make a contribution towards the housing need within the district.

7.11. The framework requires LPAs to meet full assessed housing needs. Taking account of the substantial difference between the scale of housing need and the amount of housing delivery that the Council is currently planning for there is uncertainty about the soundness of the local plans modest target. What is not in dispute is there is a compelling need for more housing in the district that should be addressed wherever possible. This proposed development site offers an excellent opportunity to help address the Districts housing needs, as well as help in the development of a potentially important rural asset that will provide a huge boost to the local community once complete.

7.12. In accordance with the guidance of the framework, the presumption in favour of Sustainable development should apply and planning permission granted unless any Adverse impacts of doing so would significantly and demonstrably outweigh the Benefits. The scale of the needs to increase housing supply increases the importance of the benefits that will be accrued from the development of the application proposals.

8. Planning Assessment

8.1. The proposals are for a new detached replacement barn dwelling & the conversion of the existing barn dwelling to a store/workshop for use ancillary to the new barn dwelling. The existing barn dwelling is already established on this site & already constitutes a form of Backland Development behind the main host Pinocchio's dwelling occupied & owned by the applicants' parents, therefore two close family groups already live on this site & this situation will not change once this proposed development has been completed. The proposed alteration work & extensions to the existing barn dwelling were abandoned earlier this year back in July for the reasons highlighted in Paragraph 2.2 above, & the applicants are currently residing in the main Pinocchio's dwelling alongside their parents while the revised scheme is being processed by the planning department.

Our proposals basically involve the construction of a new detached barn dwelling to the North & rear of the existing workshop & the conversion of the existing & now abandoned barn dwelling into a store/workshop for use by the applicants, & therefore in terms of the overall planning situation on this site, there will be no change in the current overall layout on this site & there will still only be two separate dwellings on this site in a similar pattern of development to the existing site layout once all of the development has been completed, & I can confirm that this planning submission does NOT propose an additional dwelling outside of the Bradfield Settlement Boundary on this site.

The applicant strongly contends the proposed development will not have any adverse impacts that would significantly and demonstrably outweigh its benefits and there are no specific policies in the framework which indicate that development should be restricted. The site is set in the countryside; however, we feel that the economic benefit of constructing a good quality and spacious new dwelling set in a large open plot in this location would not have a detrimental or urbanising effect upon the countryside environment, & indeed, we feel that the positive effect would far outweigh any arguments regarding the development of the site, & would lead to a positive impact on the local community during its construction & thereafter upon completion. Taking account of the contribution that the proposed development could make towards addressing the identified shortage in local housing supply, supporting local services and community facilities, and meeting the development objectives of the local plan, we would strongly contend that the benefits of the scheme to provide a far better quality barn dwelling on this site substantially outweigh any adverse impacts that may arise. As such planning permission should be granted without delay.

8.2. As explained before the site is well located in relation to local services and with Excellent public transport links, ensuring compatibility with the frameworks goal to cut down on greenhouse gases and reduce car journeys. The proposed single replacement dwelling development is ideally placed to help support the ongoing viability and vitality of the overall site and local rural community, addressing a key objective of the draft local plan and the governments national planning policy and guidance.

9. Access & Vehicle Parking

9.1. Vehicular access to the proposed new dwelling is via the existing entrance onto the highway at the junction of Mill Lane & Windmill Road on the southern boundary as shown on the application drawings, with shared access available to the new replacement dwelling & the host dwelling Pinocchio's also owned by the applicants' parents. All vehicle access & egress too & from the site, as well as on-site parking will remain the same as existing, with 4 parking bays available to the new replacement dwelling & 4 parking bays available to the existing dwelling. The existing shared access drive is to be always kept clear apart from vehicle access & egress to either dwelling.

9.2. The ground within and around the site is generally level with no steep gradients or slopes for the occupants to concern themselves with. There will be a disabled ramp to the main front door of the new dwelling all in accordance with approved document M of the building regulations to assist access and egress by wheelchair users. The site is readily accessible to emergency service vehicles.

10. Transport

10.1. The main mode of transport in Bradfield is by motor vehicle in this more remote rural community, which is enhanced by the local Manningtree train station less than five miles away, & a bus route running past the site along windmill road at the end of the shared drive with footpaths linking the site to nearby bus stops. The local amenities, i.e. shop, school, bus stops & public houses etc are all within easy walking & cycling distance & therefore the site can be considered to be in an already established & sustainable location in relation to the local public transport network.

11. Consultations

11.1. The applicants & myself have discussed the proposals with TDC planning officers Rebekah Chisayah initially & then subsequently with Michael Pingram & have taken on board his comments in the proposed design prior to the submission of this planning submission application.

11.2. The Local Parish Council & other parties will no doubt be consulted during the planning application process and their comments and views taken into account when considering this application.

11.3. We have not consulted with the highways department, as the vehicle access to both the existing host dwelling & the proposed new dwelling are to remain in a similar arrangement as existing, and due to the extremely low traffic volumes and open clear visibility along Windmill Road & Mill Lane, we do not think that this will be a major issue when considering this application?. There will be no increase in the number of dwellings on this site & therefore we don't believe that this issue is of particular relevance in this instance.

11.4. The environment agency has not been consulted, however as this site is within an already established development site in the village and at the top of a hill above the estuary way below in the distance to the north, & therefore the risk of flooding is extremely negligible, & therefore no separate consultation will be required.

11.5. Please note that there were no objections to our previous proposals from Neighbours, The Parish Council, ECC Highways Department, Environmental Health, or the Councils Tree Officer.

12.00. Conclusion

12.1 The proposed replacement barn dwelling to the North of the existing barn dwelling & existing workshop to the rear of the existing host dwelling “Pinocchio’s” is in close accord with both national and local planning policy. The proposed replacement dwelling represents the most suitable and viable option to create & establish a new good quality replacement dwelling on the site & to make the best use of the existing barn as a separate store & workshop for the owner. If approved, the scheme to provide a new good quality replacement family home on the site adjacent to the host dwelling in a sustainable location & close to local amenities & the public transport network that would not give rise to material harm by way of any significant traffic generation, visual disharmony, or any other issue of acknowledged planning importance.

It is therefore respectfully requested that with all of the above taken into consideration that planning permission be granted for our proposals.