

Design & Access Statement

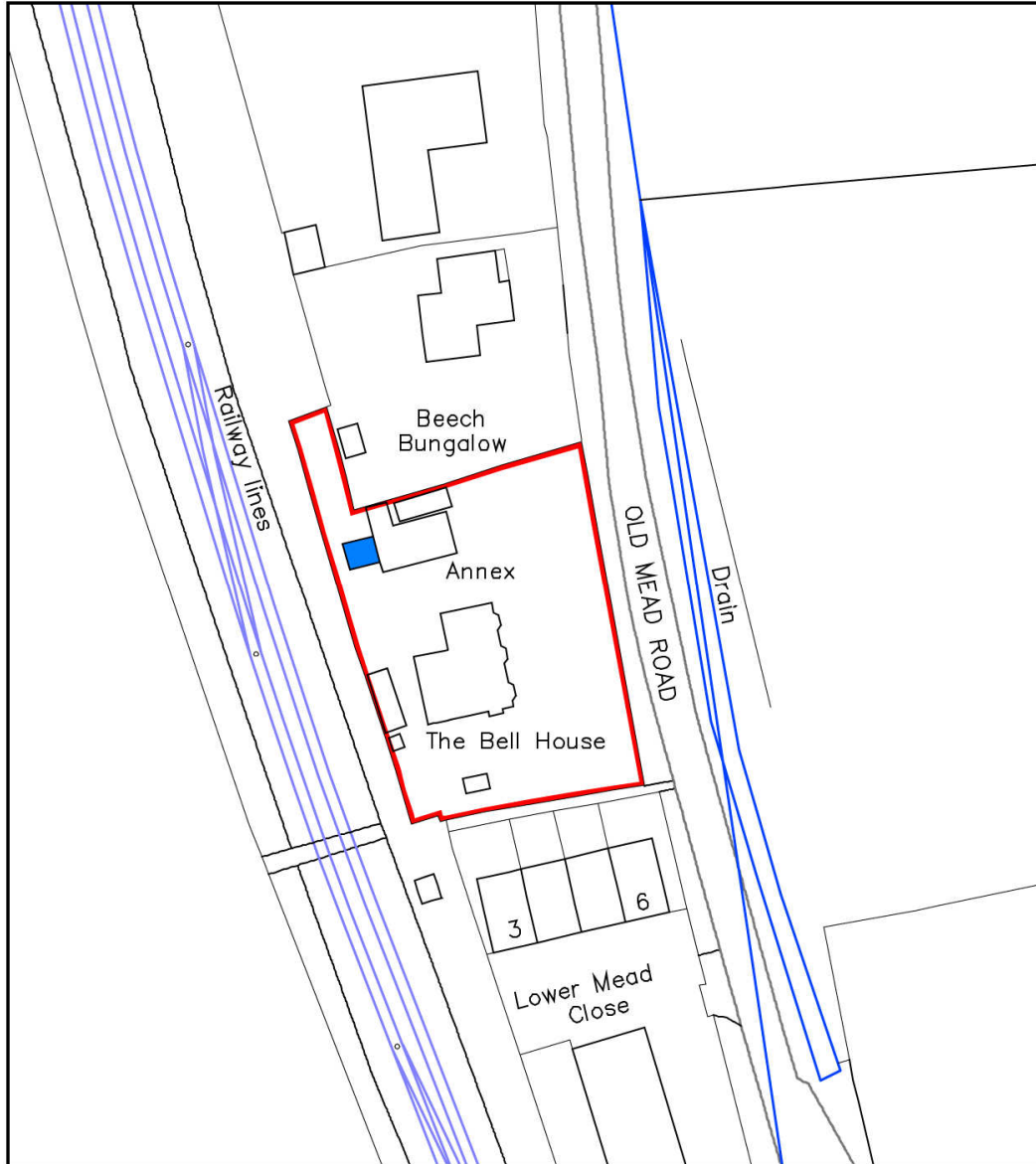
**Proposal to convert existing double garage
at
The Bell House
Old Mead Road, Henham, Essex, CB22 6JL**

December 2023

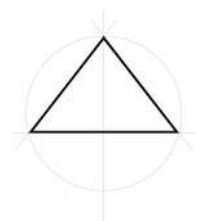
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Site Location & Ownership Plan



Proposal

My clients wish to convert the existing double garage & store at ground level for use as a photographic studio and to fit out the first floor loft as a residential annex

In addition it is proposed to construct a two storey extension adjacent to the west gable wall to provide an enclosed stair access to the residential annex

My client & son in law will use the studio for hobby photography projects

The existing garage was approved for planning in November 1975

Apart from the stair enclosure the footprint of the building will remain as existing, the south facing glazed doors will provide natural lighting and the reduction in size of the north facing windows will allow internal flexibility for backdrops & drapes

The walls of the proposed extension will be finished in white textured render to match those existing with matching red / brown interlocking concrete roof tiles to the roof

Planning History

Reference: UTT/0457/02/FUL

Application: Detailed application for the erection of single storey side extension

Application: Approved 11 June 2002

Status: Built

Reference: UTT/1124/87

Application: Detailed application for the erection of two storey extension

Application: Approved 28 August 1987

Status: Built

Reference: UTT/0435/82

Application: Outline application to erect a bungalow

Application: Refused 05 July 1982

Status: Not built

Reference: UTT//0462/77

Application: Outline application to erect a bungalow

Application: Refused 01 August 1977

Status: Not built

Reference: UTT/0748/75

Application: Detailed application for the erection of a double garage

Application: Approved 17 November 1975

Status: Built

Reference: UTT/0278/74

Application: Outline application to erect a pair of semi-detached houses

Application: Refused 02 July 1974

Status: Not built

The site

The site is located within the defined settlement of Henham where extensions to dwellings are acceptable in principle in accordance with Core Strategy Policies and subject to complying with other relevant policies and material considerations.

Henham itself has main line connections to London & Cambridge, the village has a variety of small shops including a mini supermarket at the main village crossover.

The original detached dwelling is two storey with later two storey & single storey single extensions.

The proposed extension to the existing garage is relatively minor in scale & would retain the character of the house and garage. Additional insulation would be incorporated within the proposed internal works & the timber framed single glazed windows and doors replaced with double glazed units with white Upvc frames.

The roof of the new dormer window will incorporate solar panels.

The existing west facing gable wall of the garage is visible from the highway, a distance of approximately 21m. The south, east & north elevations are not easily visible from public vantage points.

The proposal is therefore deemed to be acceptable in terms of its scale form and design.

Parking

The site plan indicates three off street car standing spaces on the hard standing at the eastern end of the garage where there is sufficient space to enlarge one space to disability space standards.

The proposed change of use of the garage to a photograph studio for photography projects will not be open to the public & will not require additional parking provision

The position of the domestic waste bin storage enclosure is indicated on the site plan adjacent to the entrance gates to the property.

Design Standards

Policy H8 Home extensions (proposal complies with this policy)

Extensions will be permitted if the following criteria apply;

Scale, design & external materials match those of the existing building.

No material overlooking or overshadowing of nearby properties.

Proposal would not have a overbearing effect on neighbouring properties.

Risk of flooding

Appendix 1 to 3; The Environment Agency list the flood risk from surface water to be very low.

Appendix 4 & 5; The Environment Agency list the flood risk from rivers & sea to be Zone 1, an area of low probability of flooding.

Conclusion

This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land & under used buildings.

Material planning considerations have been carefully considered and analysed, as evidenced in this statement and the supporting plans and documents. It is considered the proposed development is without adverse effect on the character of the area or the amenity of neighbouring residents.

It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance.

We should be pleased if you would consider the proposals favourable & grant my clients planning permission.

Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

 ▼

Location

Flood risk from surface water

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

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Extent of flooding from surface water

[High](#)

[Medium](#)

[Low](#)



[Very low](#)

Location you selected



Surface Water Flood Risk - Map

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
553147/227369

Created
3 Jan 2024 8:39

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

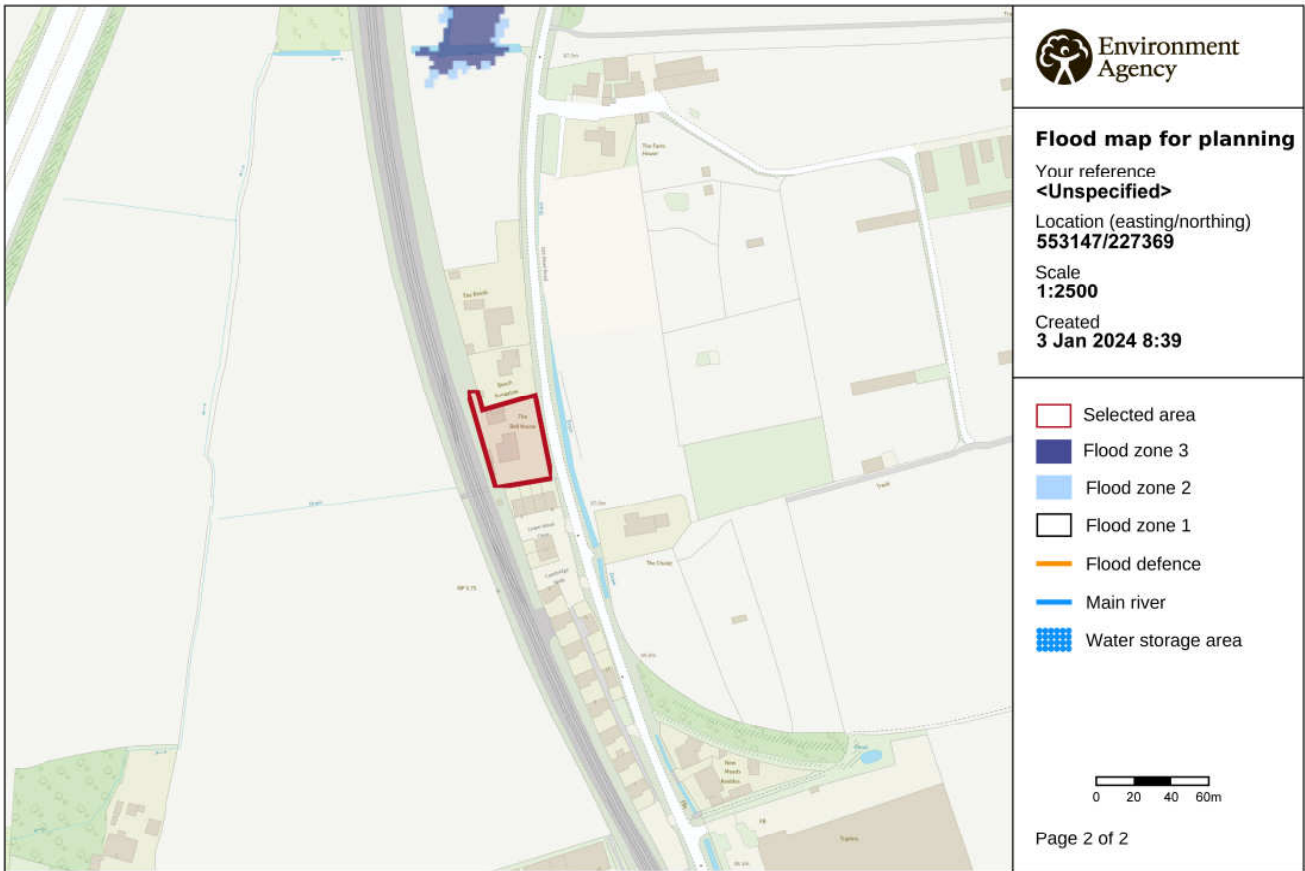
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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