

Design & Access Statement
for the
proposed home office and gym
at:

Oakwood, Park Green Lane,
Berden, Herts,
CM23 1BA



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Ref: 129123
23 January 2024

1.0 Introduction

- 1.01 This design and access statement is submitted to provide information in support of the house holder planning application in respect of the proposed new annex. It is to be read in conjunction with the submitted drawings numbered 129123.01 and .02 and the Bat Survey by John Dobson.
- 1.02 The property is known as; Oakwood, Park Green Lane, Berden, Hertfordshire. CM23 1BA. The property is not listed nor is it located within a designated Conservation Area
- 1.03 The site is situated approximately ½ mile south of Berden, which is a small village located approximately 7 miles to the north of Bishops Stortford.

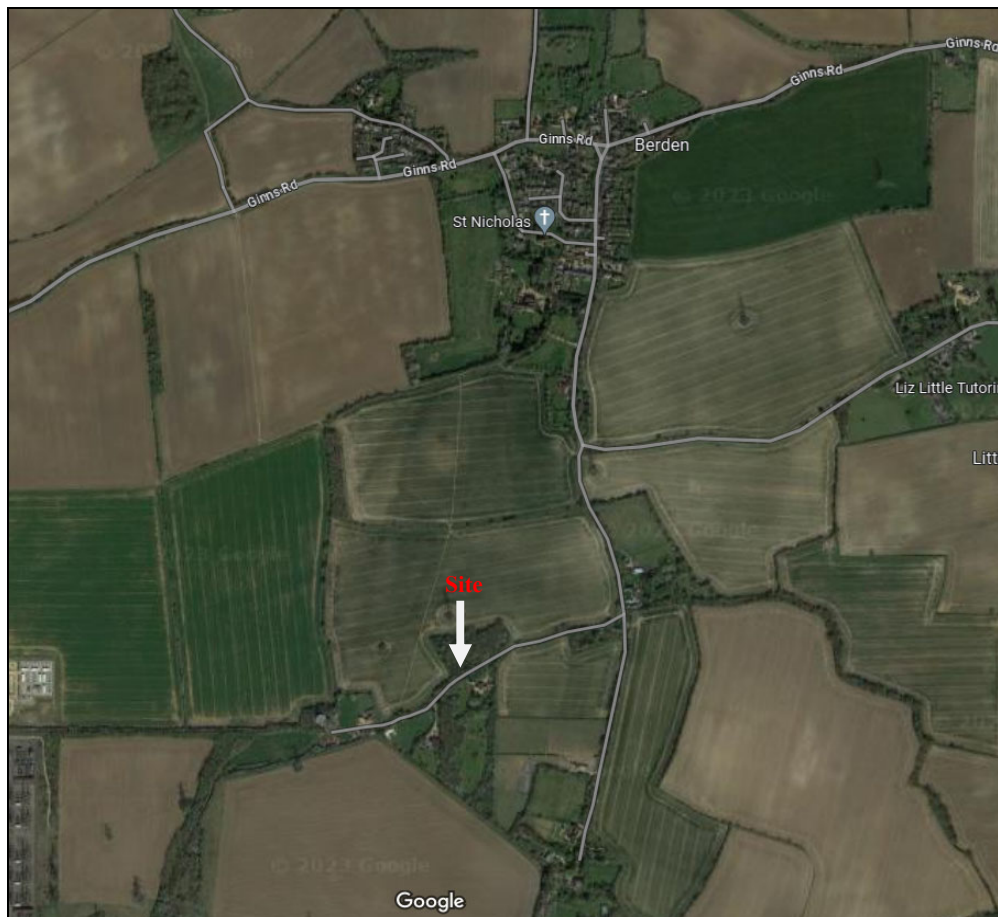


Fig 1 - Site location plan

© Google images.

2.00 The site and its surroundings

- 2.01 The existing property comprises a relatively new 1 ½ storey house with detached three bay garages, built around 2007 and set in substantial grounds of approximately 2.5Ha.
- 2.02 The application relates to demolition of an existing outbuilding (shown highlighted on the image below), located to the north-west of the dwelling and sitting parallel, but well screened from the road.
- 2.03 The existing outbuilding has a gross internal floor area of approximately 53.5Sqm, and is a dilapidated single storey blockwork structure, with a mono-pitched asbestos roof, currently used for storage.
- 2.04 The Google Earth images (Figs 1 and 2) show the location of the proposed Annex, the site in context to the village of Berden and a view of the site and the surrounding properties.



Fig 2 - Site Plan

© Google images.

2.05 Planning history

Demolition of existing building and erection of stables, manege and associated landscaping

Ref. No: UTT/16/3594/HHF | Status: Refuse

Demolition of existing outbuilding and erection of a garden studio. Re-establish access

Ref. No: UTT/17/3717/FUL | Status: Refuse

Change of use of land to private equestrian use and construction of stables and manege. Formation of new vehicular access.

Ref. No: UTT/17/3719/FUL | Status: Approve with Conditions

Outline application for the erection of two replacement bungalows

Ref. No: UTT/0427/81 | Status: Refuse

Demolition of existing dwelling and creation of replacement dwelling and associated garage (minor amendments to approval UTT/0052/06/FUL)

Ref. No: UTT/1996/06/FUL | Status: Approve with Conditions

Demolition of existing dwelling and creation of replacement dwelling and associated garage

Ref. No: UTT/0052/06/FUL | Status: Approve with Conditions

3.00 The Proposals

3.01 The proposals provide for the replacement of the existing dilapidated outbuilding, with new annex, to be used in conjunction with the existing dwelling.

4.0 The Use

4.01 The application relates to the existing residential. The annex will accommodate a gym/exercise area, shower/changing room and study.

5.0 Amount

5.01 The internal floor area of the proposed annex is approximately 54mSq, with a max ridge height of 4.5m.

6.0 Layout, scale and appearance

6.01 The proposed replacement building will be of a similar scale to the existing outbuilding. It is well screened from the road as shown in the site photographs, figs 15 to 18 below and the proposed site plan.

6.02 The annex comprises a single storey structure, finished externally with horizontal cladding and a clay plain tile pitched roof, which will be more in keeping with the existing house.

7.0 Landscaping

7.01 No landscaping works are proposed apart from those in the immediate vicinity of the proposed replacement Annex.

8.0 Access

8.01 The existing access is to be retained.

9.0 Pre-planning application.

9.01 A pre-planning application was submitted on 7 September 2023 under planning reference UTT/23/2278/PA. The submission included sketch proposals along the same lines as those submitted with this formal planning application.

9.02 A meeting was held on site on 13nDecember 2023 with the planning officer James Hoskins, the client Ian Stumpf and the Architect, Ian Abrams.

9.03 A formal response to the pre-planning application was received on 22 January 2024 which in principle is supportive of the proposals. An extract of the conclusion is set out below and the full response is included in Appendix A attached to this statement.

9.04 *‘To conclude, assuming that the scale and dimensions of the proposed outbuilding*

are kept reasonable, and the proposed materials remained traditional in appearance without overly domestic elements, the proposed works would appear to comply with relevant policies within the Uttlesford Local Plan (2005) and the NPPF’.

10.0 Site Photographs

10.01 All the site photographs below were taken during a site visit carried out on 30 June 2023.



Fig 3



Fig 4



Fig 5



Fig 6



Fig 7



Fig 8



Fig 9



Fig 10



Fig 11



Fig 12



Fig 13



Fig 14



Fig 15



Fig 16



Fig 17



Fig 18

11.00 Conclusions

- 11.01 It is considered the proposed Annex complies with all the relevant planning policies of the local plan and those national planning policies set out in the NPPF 2023.
- 11.02 The proposed design for the Annex suits the needs of our client while contributing a positive sustainable form of development that will not have a detrimental impact on the surrounding area.
- 11.03 In conclusion for all these reasons, your support for the proposed development set out in this Design and Access statement is sought.

15 January 2024
Ref: 129123

Appendix A

Full response to the Pre-planning application.



UTTLESFORD DISTRICT COUNCIL

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PRE-APPLICATION PLANNING ADVICE NOTE:

SITE ADDRESS:

Oakwood, Park Green, Park Green Lane, Berden, Bishops
Stortford, Hertfordshire, CM23 1BA

PROPOSAL:

Demolition of outbuildings and erection of a replacement annexe for home office, gym and exercise area, all for residential use.

SUMMARY OF ADVICE:

The issues that would be considered in the determination of any formal application submitted regarding the proposed works are listed under the relevant headings below:

1) Whether the scale, design and external materials of the proposals respect the character of the area and of the original building (ULP Policies GEN2, H8, SPD Home Extensions, and the NPPF).

2) Whether the proposal would result in harm to the amenity of neighbouring properties by way of overlooking, overshadowing or overbearing effects (ULP Policies GEN2, H8, SPD Home Extensions and the Essex Design Guide).

3) Whether the proposals would result in harm to the countryside setting and whether a need for the development can be demonstrated (ULP Policy S7)

Policy S7 states that in the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there or is appropriate to rural areas.

Policies GEN2 and H8, development should be compatible with the scale, form, layout, appearance, and materials of surrounding buildings; also, development shall not have a materially adverse effect on the occupiers of neighbouring dwellings. The NPPF states in paragraph 130. (c) that development should be sympathetic to the local character, including the surrounding built environment and landscaping setting.

The proposed replacement of the existing outbuilding is, in principle, considered to be acceptable.

The existing outbuilding is entirely consumed by undergrowth, brambles and shielded from the passing lane by trees and shrubs, and currently hidden from the host dwelling.

The current condition of the existing structure is poor, rotten timber weatherboarding, where still attached, covers the front elevation and although this has been patched and repaired over the years it has now failed and is visibly interwoven with ivy. The rear and sides are of block work construction and the roof is of corrugated asbestos cement sheeting with limited support which has resulted in significant distortion.

The rear wall has now bowed outwards to a dangerous extent, which in the event of collapse would see the entire structure fall into the ditch which separates to the lane from the application site.

Removal of the existing structure is recommended.

The proposed replacement outbuilding would occupy approximately the same footprint as the existing approximately 50-52m². Marginally deeper although the length would be reduced, this is not considered to be detrimental to the proposals, the existing residential garden within which the host dwelling and the outbuilding sits is approximately 7700m² or two acres, and is therefore considered more than adequate, and capable of accommodating the replacement structure.

The scale, and proportions would be considered acceptable, demonstrating a clear level of subservience to the host dwelling with a pitch roof replicating that of the host. There are no concerns over any impact on the openness of the countryside setting or the character of the area, the proposed outbuilding would go unnoticed by passing drivers and pedestrians during the summer months when the trees and shrubs are in leaf, and although a site visit was carried out later in the year, the existing building was still heavily screened.

The proposed siting is remote, with the nearest neighbouring property being in excess of 100m away, the development would have no impact upon neighbouring properties, and would be entirely unseen from any vantage point, including from the host dwelling yet would be a considerable enhancement within the residential garden. The proposals would not involve any alterations to the existing gated access and therefore would not have any Highways implications.

The proposed materials consist of clay plain tiles, horizontal timber weatherboarding over a timber frame. The clay tiles would match those of the host dwelling, coming from the same manufacturer and even the same batch. The weather boarding would also sympathetically replicate elements of the host dwelling, although finish is unspecified a natural or dark colouring would best suit the setting.

The applicant does not currently propose any unnecessary domestic features such as rooflights, which would potentially detract from the overall ancillary design, the proposed openings (doors) in the replacement building would feature slimline aluminium or steel framed full height glazing, giving the appearance of open frontage, in a cart lodge style. These would present an attractive and traditional appearance in-keeping with the setting and many similar buildings in the district.

The benefit of additional and functional space reusing an existing footprint is significant, this present an ideal solution for home office space and gym equipment,

both of which have become increasingly popular since Covid yet not necessarily wanted within the host dwelling.

Given the age of the structure, the dilapidated nature, materials and the proximity of a ditch (albeit dry for most of the year) there is the possibility that the works could impact upon protected species. There are many cracks and crevices which could be potential roosting sites for bats and an ecological survey would be recommended to establish any occupation or impact that demolition works may have.

To conclude, assuming that the scale and dimensions of the proposed outbuilding are kept reasonable, and the proposed materials remained traditional in appearance without overly domestic elements, the proposed works would appear to comply with relevant policies within the Uttlesford Local Plan (2005) and the NPPF.

CONSTRAINTS:

Any relevant constraints can be viewed at Appendix 1.

HISTORY:

Any relevant history can be viewed at Appendix 2.

PLANNING POLICIES:

Relevant Policies can be viewed at Appendix 3.

MAKING AN APPLICATION:

Should you wish to submit an application for planning permission, please ensure that you review the advice on completing an application form and the appropriate checklist to ensure that the correct documents are included.

Further guidance on information requirements can be found in the Planning Practice Guidance, and at www.uttlesford.gov.uk/planningapplicationforms.

IMPORTANT:

Please note the following:

The advice given in this letter is based only on the information that has been submitted as part of the pre-application and it may not apply to any subsequent changes.

The application would be assessed against the national and local policies in force at the time the application is submitted.

This letter is for guidance only: You will appreciate that the views expressed above are those of an Officer which will be no way binding upon the Council or any of its Committees when considering any formal application.

The letter relates only to planning and your client will need to seek professional advice for guidance relating to building regulations.

Planning permission does not overrule your client's other statutory responsibilities, such as, but not limited to, complying with any restrictive covenants. The Council does not have access to this information so if your client is unsure about the

existence of these issues, then your client should seek independent legal advice before an application is submitted.

As part of any planning application the Local Planning Authority may have to undertake a line search to ascertain if any utility suppliers have any apparatus in the vicinity of the site. The LPA will not know for sure what is in the area until the planning application process is underway.

Building Control:

It is recommended that you obtain technical advice regarding building control matters during the early stages of project design and Uttlesford Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Building Control may best advise you regarding compliance with relevant building control regulations please contact John Farnell on 01799 510538.

Yours faithfully

James Hoskins

James Hoskins
Planning Officer

Appendix 1

CONSTRAINTS

Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all windfarm development.Area Colour: windfarm
Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet).Area Colour: 90m
Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for any development with the potential to attract birds to the vicinity of the airport, (this includes gravel extractions, landfill sites, reservoirs, sewage works, nature reserves and major landscaping schemes).Area Colour: ebirds
Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all windfarm development.Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FLArea Colour: windfarm
Within 250m of Local Wildlife Site Location: PARK GREENSite No: Ufd17
Outside Development Limits Description: Outside Development Limits
Road Classification- Line Road Name: Park Green LaneRoad Number: 3004 (Unclassified)Route Number:
SSSI Impact Risk Zones - Natural England ID Number - See Spreadsheet: 48
Water Authority Description: Thames Water (W1)



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Appendix 2

HISTORY:

Planning Applications History (if any):

Reference No.	Status	Decision Date	Proposal
UTT/16/3594/HHF	R	27/02/2017	Demolition of existing building and erection of stables, manege and associated landscaping
UTT/17/3717/FUL	R	06/03/2018	Demolition of existing outbuilding and erection of a garden studio. Re-establish access
UTT/17/3719/FUL	AC	02/03/2018	Change of use of land to private equestrian use and construction of stables and manege. Formation of new vehicular access.
UTT/0427/81	R	11/05/1981	Outline application for the erection of two replacement bungalows
SWR/0113/61	R	26/05/1961	Development of land for 4 bungalows
SWR/0157/64	R	21/05/1964	Development of land for 4 detached bungalows
UTT/1996/06/FUL	AC	19/01/2007	Demolition of existing dwelling and creation of replacement dwelling and associated garage (minor amendments to approval UTT/0052/06/FUL)
UTT/0052/06/FUL	AC	08/03/2006	Demolition of existing dwelling and creation of replacement dwelling and associated garage

Planning Appeals History (if any):

Reference No.	Status	Decision	Proposal
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		Date	
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Appendix 3:

PLANNING POLICIES:

Policy	Local Plan	Local Plan Phase
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