

Planning, Design and Access Statement

**Ammonite House, Stoke Lane,
Great Brickhill, Bucks, MK17
9AQ**

Prepared For
Mr & Mrs Martinez

3805
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CHARTERED TOWN PLANNERS

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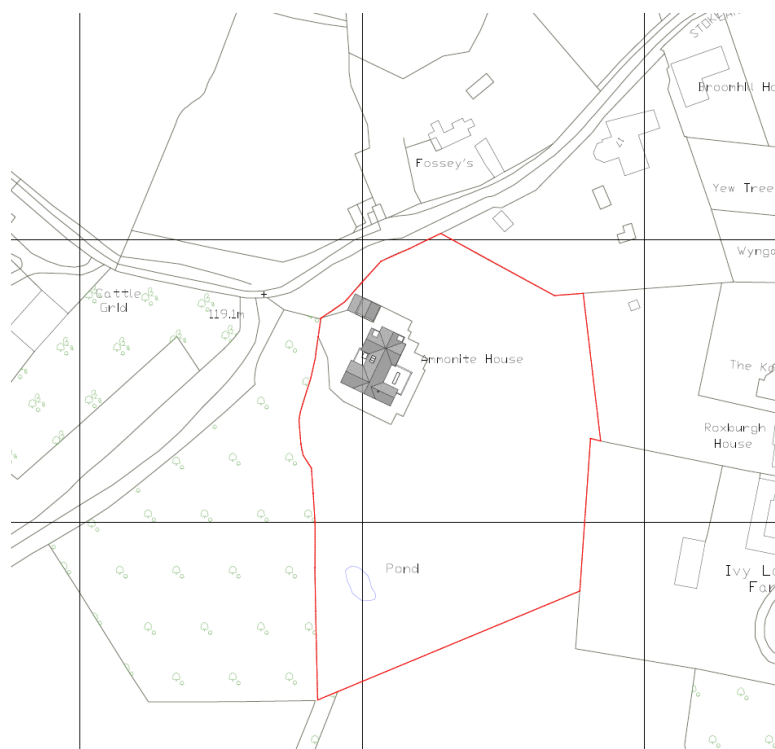
1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared in support of a detailed planning application for the construction of an outbuilding and tennis court at Ammonite House, Stoke Lane, Great Brickhill.
- 1.2 The purpose of this Statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and present a case for granting permission.



2 THE SITE AND ITS SURROUNDINGS

2.1 The site is located on Stoke Lane in the village of Great Brickhill, Buckinghamshire.



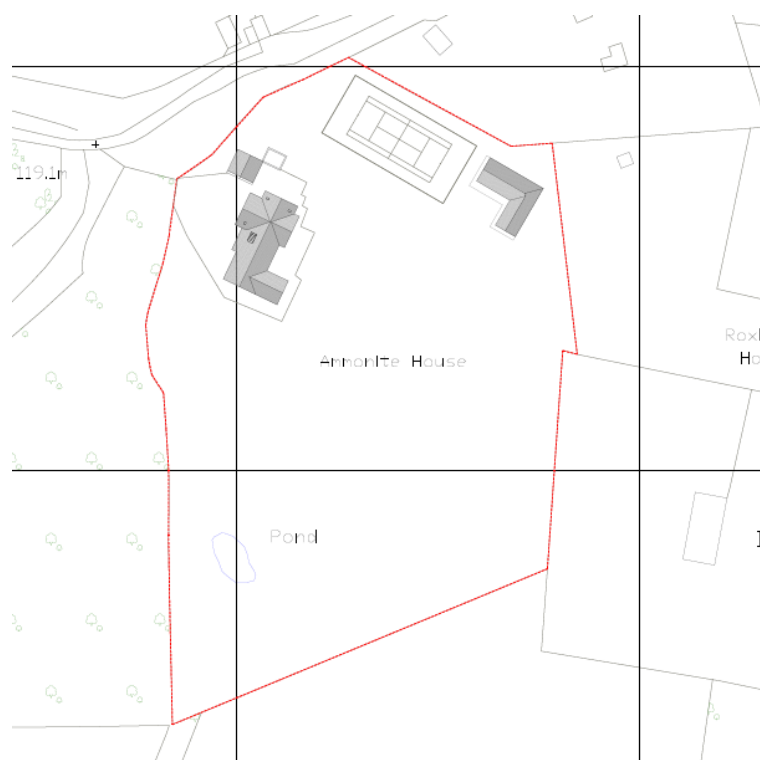
Application site outlined in red

- 2.2 The site is large, extending to approximately 12,500 square metres, and comprises a detached residential property (Ammonite House) and a large amenity garden.
- 2.3 The site boundaries comprise mature hedgerows to the north and east, and trees and vegetation to the south and west. As such, views of the existing property and garden are limited from Stoke Lane and the surrounding area.
- 2.4 The site is bounded by residential properties and gardens to the north and east, with Stoke Lane to the west. The land to the south of the site is undeveloped.
- 2.5 Great Brickhill and the application site fall within the Brickhills Area of Attractive Landscape. The site is located close to but outside of the Great Brickhill Conservation Area.



3 THE PROPOSAL

- 3.1 Permission is sought for the construction of an outbuilding and outdoor tennis court within the residential garden of the property.
- 3.2 Like the existing dwelling, the proposed outbuilding and tennis court will be located on the northern part of the site. As such, they will relate well to the existing property and developed parameters of the village.



Proposed block plan

- 3.3 The outbuilding will have an 'L' shaped footprint and a fully pitched gable roof. It will be finished in dark timber cladding and will provide storage for garden equipment, including a ride on lawn mower, a home office / playroom, and a gym.



South facing elevation of the proposed outbuilding

- 3.4 The tennis court will be constructed of all-weather porous macadam (hard court) and surrounded by a 2.75 to 3 metre high wire fence.



4 PLANNING HISTORY

Application 04/00120/APP (Appeal Reference APP/J0405/A/04/1155542)

- 4.1 In June 2005 planning permission was granted, on appeal, to demolish the existing warehouse and remove a mobile home from the site and construct a bungalow.

Application 05/02486/APP (Appeal Reference APP/J0405/A/06/2008864)

- 4.2 In June 2006 planning permission was granted, on appeal, to demolish the existing warehouse and remove a mobile home from the site and construct a bungalow.

- 4.3 The design and appearance of this bungalow was different to that approved in June 2015 (application 04/00120/APP).

Application 11/00389/APP

- 4.4 In April 2011 planning permission was granted for an extension to link the main house to the detached garage.

- 4.5 This planning permission has not been implemented on site.

Application 13/02799/APP

- 4.6 In December 2013 planning permission was granted for an extension to link the main house to the detached garage. This was an amendment to planning application 11/0389/APP granted in April 2011.

- 4.7 This planning permission has not been implemented on site.

Application 22/01017/APP

- 4.8 In June 2022 planning permission was granted for a single storey rear extension, a part single, part two storey front extension, refurbishment of the garage, a single storey side extension, and two dormer windows.

These garage works have been completed and the extensions are scheduled to start in late 2024 / early 2025.



5 PLANNING POLICY

5.1 The starting point for assessing development proposals is always the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states “*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*”. The Development Plan for this proposal consists of the Vale of Aylesbury Local Plan (2021).

5.2 The policies considered relevant to this proposal are:

LOCAL PLAN (2021)

Policy S1 Sustainable Development for Aylesbury Vale

Policy T6 Vehicle Parking

Policy BE2 Design of New Development

Policy BE3 Protection of the Amenity of Residents

Policy NE1 Biodiversity and Geodiversity

Policy NE4 Landscape Character and Locally Important Landscape

OTHER MATERIALS CONSIDERATIONS

National Planning Policy Framework (2023)

Vale of Aylesbury Design Supplementary Planning Document (2023)

Aylesbury Vale Landscape Character Assessment Report (2008)

Defining the Special Qualities of Local Landscape Designations in Aylesbury Vale District (2015)

Biodiversity Net Gain Supplementary Planning Document (2022)



6 PLANNING ASSESSMENT

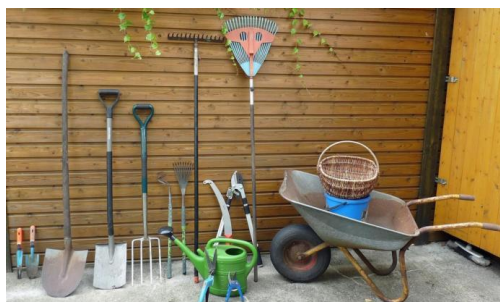
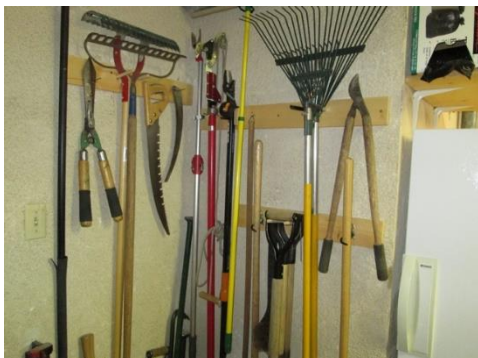
6.1 The following sections consider the planning merits of the proposal having regard to the adopted Local Plan and other material considerations.

PRINCIPLE OF DEVELOPMENT

6.2 The site is in residential use, a situation which the proposed development will not alter. The proposed outbuilding and tennis court will be for the private use of the applicants, who occupy the existing dwelling. Local planning policies support development at existing residential properties provided it is acceptable on design and amenity grounds. Therefore, the principle of constructing the outbuilding and tennis court is acceptable.

6.3 The outbuilding will comprise a garden store, gym, and home office / playroom. The application site is large at 12,500 square metres (approximately), and the applicant has the following machinery and equipment to maintain it, including a ride on lawn mower.





- 6.4 This equipment needs to be stored indoors (to prevent damage and wear) and space for it is currently very limited. Therefore, a significant portion of the proposed outbuilding will be used to store garden machinery and equipment, as well as other tools and apparatus (ladders etc).

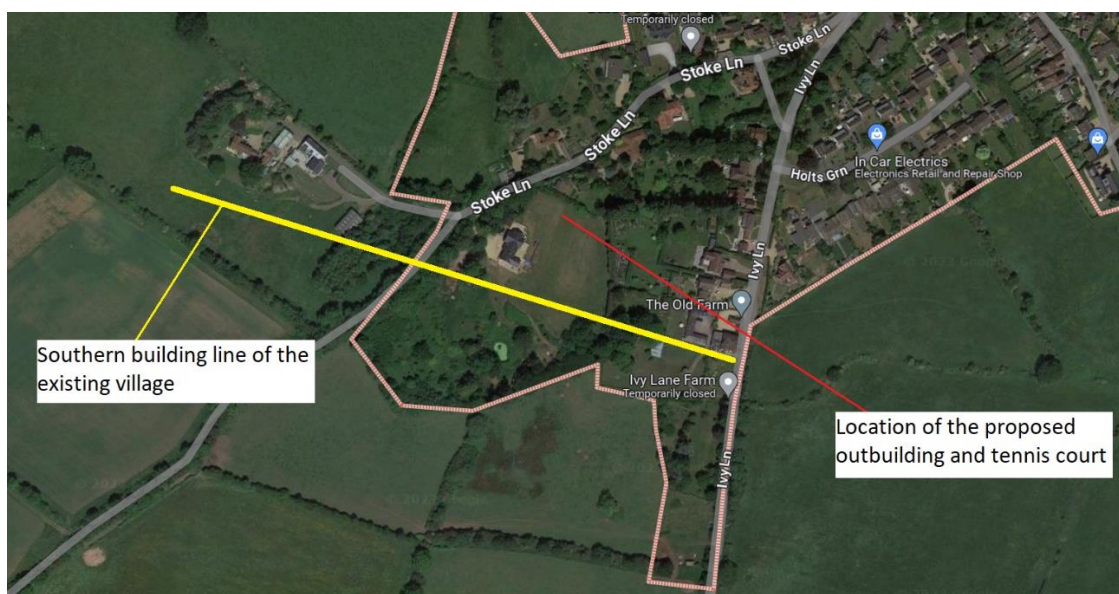
DESIGN, SCALE AND APPEARANCE

- 6.5 Policy BE2 of the Local Plan requires new development proposals to respect and complement the following criteria:

- a) *The physical characteristics of the site and its surroundings including the scale and context of the site and its setting;*
- b) *The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials;*
- c) *The natural qualities and features of the area; and*
- d) *The effect on importance public views and skylines.*



- 6.6 The proposed outbuilding and tennis court have been carefully designed and sited taking into account the context of the site and design criteria above.
- 6.7 The location of the development, alongside the northern boundary of the site, in close relation to the existing dwelling and adjacent properties and gardens, ensure it will preserve the character and appearance of the area.



Aerial photograph of the site showing the location of the proposed development

- 6.8 As shown on the aerial photograph above, the development will be sited to the rear of the existing dwelling, set back from Stoke Lane. It will also be sited a significant distance from the southern boundary of the site, set back from the south facing flank elevation of the existing dwelling and the neighbouring buildings to the east at The Old Farm. As such, the development will conform to the developed parameters of the existing village, preserving the rural landscape to the south.
- 6.9 The mature vegetation along the site boundaries (hedgerows and trees) will screen the development from Stoke Lane and the surrounding area. In this regard, we note the consultation response from Great Brickhill Parish Council to the recent planning application to extend the main dwelling; approved in June 2022 (application ref. 22/01017/APP):



'Great Brickhill Parish Council support the application. The plans as submitted complement the existing modern design of the building and the applicants have chosen to use complementary materials. The property is hidden behind vegetation screening for the most part and so any changes on this sizeable plot will not be visible to anyone but the applicants.'

(Bell Cornwell emphasis)



Outbuilding and tennis court will be screened by the trees and vegetation from Stoke Lane

- 6.10 The design of the outbuilding is high quality and will respect the contemporary appearance of the existing dwelling. It will be subservient in scale, being smaller than the main house, and will cover less than 1% of the site area.
- 6.11 The design, shape, and finish of the outbuilding will also respect the semi-rural character of the area. It will be single storey, with a low profile, and will be finished in dark timber cladding. Consequently, it will be visually discreet, blending in with existing development in the village.
- 6.12 The proposed tennis court will have a limited visual impact. The artificial surface will be at ground level, and the wire fencing will be green in colour, and visually



lightweight. The proposed landscaping, along the southern side of the tennis court, will soften its appearance, and blend in with the existing hedgerow on the northern boundary of the site.

- 6.13 In view of the above, the proposed development will achieve a high standard of design and will respect the character and context of the area, in full accordance with Policy BE2 of the Local Plan and national design policy.

LANDSCAPE CHARACTER

- 6.14 Policy NE4 sets out that development must recognise the individual character and distinctiveness of the landscape. It states new development should consider the characteristics of the relevant landscape character area and meet all the following criteria.

- a. minimise impact on visual amenity
- b. be located to avoid the loss of important on-site views and off-site views towards important landscape features
- c. respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
- d. Carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates)
- e. minimise the impact of lighting to avoid blurring the distinction between urban and rural areas, and in areas which are intrinsically dark and to avoid light pollution to the night sky
- f. ensure that the development is not visually prominent in the landscape, and
- g. not generate an unacceptable level and/or frequency of noise in areas relatively undisturbed by noise and valued for their recreational or amenity value

Extract from Policy NE4 of the Local Plan

- 6.15 The application site is located within the Brickhills Scarp Landscape Character Area (LCA 6.1), and the Brickhills Area of Attractive Landscape.
- 6.16 The Aylesbury Vale Landscape Character Assessment Report (AVLCA) provides the following summary of the Brickhills Scarp Landscape Character Area:

'This prominent scarp contrasts markedly with the much flatter clay landscapes at its base and forms the most dramatic landform near Milton Keynes. It runs in a northwest facing arc from the northern edge of Leighton Buzzard to Little Brickhill on the county boundary and continues into Bedfordshire as a distinctive feature.'



This is a highly visible landform from the west. In distant views the scarp top woodlands and dark conifers appear as dominant elements but at closer range the mosaic pattern of woodland, pasture and settlement is more apparent. Within parts of the LCA the woodlands and the sunken lanes often limit views out but there can be panoramic views from the more open areas looking out over the flatter claylands. The free draining sandy acidic soils are well wooded and where not managed as grassland support a characteristic heath vegetation pattern.'

- 6.17 The summary above highlights the visibility of the landform from the west and the panoramic views (from within the character area) over the flatter claylands to the southwest as particular features of the landscape. The extract below from AVLCA Report (LCA 6.1) shows one such view taken from Great Brickhill looking southwest.



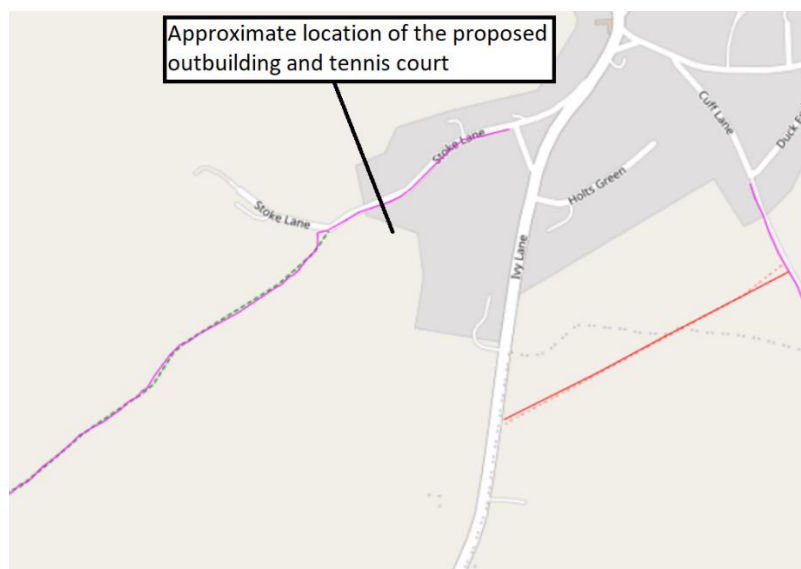
View from the scarp at Great Brickhill over the Ouzel valley to the west.

Extract from AVLCA Report (LCA 6.1)

- 6.18 The proposed outbuilding and tennis court will not impact on long distance views from the west, sited behind the main dwelling and existing buildings on the opposite side of Stoke Lane.



6.19 Likewise, the development will not impact on public views from the scarp at Great Brickhill over the Ouzel Valley to southwest. As shown on the map below, the development will not impact on views to the southwest from the public footpaths to the east and west of the site.



Nearby footpaths shown in purple and red

6.20 The guidelines for landscape management in the Brickhills Area of Attractive Landscape are set out below.

Guidelines for landscape management in the area¹²

- Retain and strengthen natural habitats, particularly the pockets of heathland and woodland.
- Retain the strong landscape pattern e.g. through maintenance of hedgerows delineating the historic field pattern, particularly in the areas of the greatest arable intensification on the mid-slopes.
- Promote information and understanding about the historic importance and appropriate management of historic woodland features such as irregular edges, assarts, banks and ditches.
- Promote the retention of the character of minor roads by the management of hedgerows and verges and limiting urbanising elements such as signage and kerbing.
- Encourage the protection and management of views from publicly accessible land.
- Ensure that the open views across the area to the ridge landform are retained.
- Enhance the environment along the route of the old Roman Road (Watling Street) e.g. for recreation.
- Ensure development is sensitively designed and does not intrude on key views within the landscape (e.g. from Rushmere Country Park).
- Consider encouraging the establishment of small areas of woodland and trees to reduce the impact of intrusive elements particularly to enhance views from recreational routes along canal and river.
- Encourage the establishment of buffer zones of semi-natural vegetation along watercourses in arable areas

Extract from the Defining the Special Qualities of Local Landscape Designations in Aylesbury Vale District (2015)



- 6.21 In keeping with the above, the development will preserve key views and vistas, and will retain the strong landscape pattern of the area. The outbuilding and tennis court will be sensitively located, conforming to the developed parameters of village. In the context of existing development at Great Brickhill and the surrounding area, they will be very modest additions, and will have little to no perceived impact on the landscape.
- 6.22 In view of the above, the development will preserve the special landscape qualities of the area in full accordance with Policy NE4 of the Local Plan.

NEIGHBOUR AMENITY

- 6.23 The proposed outbuilding and tennis court will not have a detrimental impact on the amenity of neighbours. They will be set in from the northern site boundary and screened from neighbouring properties and gardens by the existing hedgerow. As such, they will not have an overbearing impact or affect the receipt of light and will not compromise privacy.
- 6.24 The proposal therefore complies with Policy BE4 of the Local Plan.

PARKING AND ACCESS

- 6.25 No changes are proposed to the site access and the development would not increase demand for parking. The proposal therefore complies with Policy T6 of the Local Plan.

ECOLOGY AND BIODIVERSITY

- 6.26 Policy NE1 of the Local Plan and the Council's Biodiversity Net Gain Supplementary Planning Document (SPD) require new development to provide a net gain in biodiversity.
- 6.27 The area of the site where the proposed outbuilding and tennis court will be located comprises mown grassland, and therefore has limited ecological value. In accordance with Policy NE1 and the Biodiversity Net Gain SPD, the development proposes new native planting and soft landscaping, details of which can be secured by planning



condition, providing a net gain in biodiversity. It would also be possible to install bat and bird boxes on the proposed outbuilding.

- 6.28 The Officer's Report from the recent application to extend the existing dwelling in 2022 (application 22/01017/APP) advised that the site is in amber zone for Great Crested Newts, stating:

'The application site is within an amber impact zone for Great Crested Newts (GCN), however given the nature of the development, it is considered unlikely that the proposed works would impact on this protected species. An informative has been added in the event that a GCN is encountered during the development.'

- 6.29 This same informative above could be imposed on the proposed development.



7 CONCLUSION

- 7.1 Permission is sought for the construction of an outbuilding and tennis court at Ammonite House, Stoke Lane, Great Brickhill.
- 7.2 The proposed development has been carefully considered in the context of all relevant local and national planning policies and is acceptable in respect of design and landscape character, neighbour amenity, biodiversity, and parking.
- 7.3 The proposal is therefore a sustainable form of development and should be approved.