

DESIGN & ACCESS STATEMENT

Lower Fleet Marston Farmhouse,
Berryfields, Quarrendon,
Aylesbury, HP22 4AA

April 2024

Ref: 1369



PLANNING & ARCHITECTURAL
CONSULTANCY

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A Design and Access Statement produced by
JCE Planning & Architectural Consultancy
on behalf of Mr John Leyden relating to
Lower Fleet Marston Farmhouse, Berryfields,
Quarrendon, Aylesbury, HP22 4AA

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1. INTRODUCTION & SUMMARY

- 1.1. The application site lies to the north of Aylesbury within the small Hamlet of Quarrendon. The site is accessed off Crispin Street via a private, gated access road. The road runs to the north of the site with fields surrounding the property on all sides. The land to the east is also within the ownership of the Applicant.
- 1.2. The dwelling within the site has been substantially altered and extended over the years, and benefits from a 'reverse' arrangement, with the front door located to the rear of the property. For simple ease of reference within this design and access statement the 'front' of the property is referred to as the one located facing the road. The dwelling itself is set within a substantial garden.
- 1.3. This formal householder planning application now seeks consent for the following schedule of works:

- Erection of a 3x bay garage building
- Erection of feature garden boundary wall running perpendicular to the house to create a courtyard, to also include a feature reclaimed door and access gate
- Erection of an ornamental 'folly ruin' garden feature
- Creation of a water garden feature (pond)

The proposal also includes the following work which does not require planning permission but is indicated on the submitted drawings to allow the Council to understand the intended complete appearance of the site:

- Pool and Pool house (both fall within Schedule 2, Part 1, Class E)
- Terracing around the house (would not be higher than 0.3 metres)
- Altered driveway (Schedule 2, Part 1, Class F)

2. PLANNING HISTORY

- [Conversion and extension of building to form granny annexe](#)

Ref. No: 00/02759/APP | Status: Application Withdrawn

- [Conversion and extension of outbuilding to form additional residential accommodation](#)

Ref. No: 01/02467/APP | Status: Approved

- [Two storey side and rear and single storey side extension, and creation of new driveway.](#)

Ref. No: 07/02850/APP | Status: Approved

- [Discharge of Condition 4 for the access scheme and Condition 5 for the landscaping scheme with reference to planning permission 07/02850/APP](#)

Ref. No: 08/11153/DIS2 | Status: Conditions complied with



North (rear) elevation of dwelling, facing the highway

3. SITE & SURROUNDING AREA

- 3.1. The site lies within the hamlet of Quarrendon to the north of Aylesbury, there are no Listed Buildings within the hamlet nor is there a designated conservation area.
- 3.2. A mature boundary hedge and mature tree planting is located along the front boundary of the site adjacent to the private road which runs past the site. Mature hedging is also located along the other boundaries with the adjacent fields. There are numerous mature trees located across the site.
- 3.3. The property itself is a two storey detached dwelling with a single storey wing which projects towards the road. The dwelling is oddly designed with the front door located at the rear of the property. The property is of a brick construction with three gable ends facing the road.
- 3.4. There are no immediate neighbours.

4. USE

- 4.1. The application site has a residential use, and the proposed works would not alter the existing scenario.

5. LAYOUT

- 5.1. The proposed development would provide a walled courtyard to the front of the dwelling, given the location of the '*front*' door to the rear, a driveway is proposed up the side of the property to allow direct access to the door. In addition, alongside this driveway a new triple garage is proposed for car parking.
- 5.2. To the rear of the site, new outbuildings are proposed including a pool and pool house (both of which are covered by Permitted Development), in addition to an ornamental 'folly ruin' and a water garden feature/pond.
- 5.3. The proposed arrangement respects the existing layout of the site (with the front door at the rear of the property) and provides a solution which allows this to function practically. The elements of the scheme included within this application, namely those elements included within the first 4 bullet points at 1.3 above, would respect the layout of the site and would not impact neighbouring properties.

6. CHARACTER & APPEARANCE

- 6.1. The application site is located within a hamlet with very few buildings, and even less residential properties. The site is rural in nature and there is no prevailing character or design beyond that. The proposed development, in respect of the wall and garage, has taken account of the materials and design of the existing dwelling. It is considered that these proposals respect the character and appearance of the site and surrounding area.
- 6.2. The ornamental folly ruin is of a gothic style which is not reflective of the existing dwelling. However, the building is purely ornamental in nature and is intended as a garden feature building or work of art, as opposed to a functional building. Given the fact that the building would appear as a ruin, rather than a complete building which can be entered, this would only reinforce the ornamental nature of the building.
- 6.3. Taking the above into account, the folly ruin is considered to be acceptable as it would not detract, especially taking account of its size and location to the rear of the site, from the character and appearance of the dwelling and surrounding area.
- 6.4. The proposed garden water feature would have the appearance of an attractive garden pond and is also considered acceptable.

7. ACCESS & PARKING

- 7.1. The access arrangements at the site would remain unchanged. The property would benefit from sufficient parking arrangements following the construction of the proposed 3 bay garage which would be of a sufficient size to comply with the Council's parking requirements.
- 7.2. An EV charging point would be provided within the garage in accordance with current building regulation requirements.

8. LANDSCAPING & TPO

- 8.1. The site is not covered by any Tree Protection Orders nor is the site located within a Conservation Area, as a result, the trees on the site are not protected by any designation. The proposed development does not involve the removal of any significant trees within the property.
- 8.2. The proposed development would avoid the RPA of major trees within the site to ensure that they are retained in a healthy condition.
- 8.3. A condition can be applied to any permission requiring the provision of a tree protection plan to ensure the protection of unaffected trees during construction.
- 8.4. The application site consists entirely of an existing residential property and garden. However, the proposal includes substantial landscaping improvements at the request of the Client, in order to create a significant habitat for wildlife on the site. The details of these improvements have been provided within the submitted plans together with the proposed hard and soft landscaping and no further information is considered necessary.
- 8.5. The application is supported by a comprehensive Tree Report prepared by Advanced Arboriculture concludes that overall, the proposals allow for the retention of all key trees with a negligible risk of any harm as a consequence of construction activities. The site layout is therefore considered to be sustainable from an arboricultural perspective subject to the appropriate care being taken during construction, and robust protective fencing and ground protection being installed and maintained for the duration of the project.

9. ECOLOGY

- 9.1. The proposal involves no demolition and therefore it is not considered necessary for the application to be supported by a Bat Report.
- 9.2. Given there would be very limited impact to the ecology of the existing site, the proposal would also be capable of achieving a biodiversity net-gain, especially taking account of the substantial habitat improvements put forward within the submitted documents. The full details and extent of the improvements are set out within the soft landscaping plan submitted in support of the application; their implementation can be secured by condition.

10. SUSTAINABILITY & SAFETY

LOCATION

The proposal relates to work to an existing established residential dwelling, the location is therefore considered suitable.

REFUSE AND RE-CYCLING OF WASTE

Bin storage areas already exist on the site and will continue to be utilised following the completion of the proposed work.

CARBON FOOTPRINT

The new garage will be constructed to modern building regulation requirements. Where improvements are made within the existing dwelling, they will also be upgraded to current standards, creating a marked improvement on the existing situation.

MATERIALS

Materials will be sourced locally and sustainably in the new construction wherever possible. All proposed finishes and materials to be provided as identified on the submitted drawings.

CRIME & COMMUNITY SAFETY STATEMENT

It is not considered that the proposal would raise any new or significant crime or community safety issues.

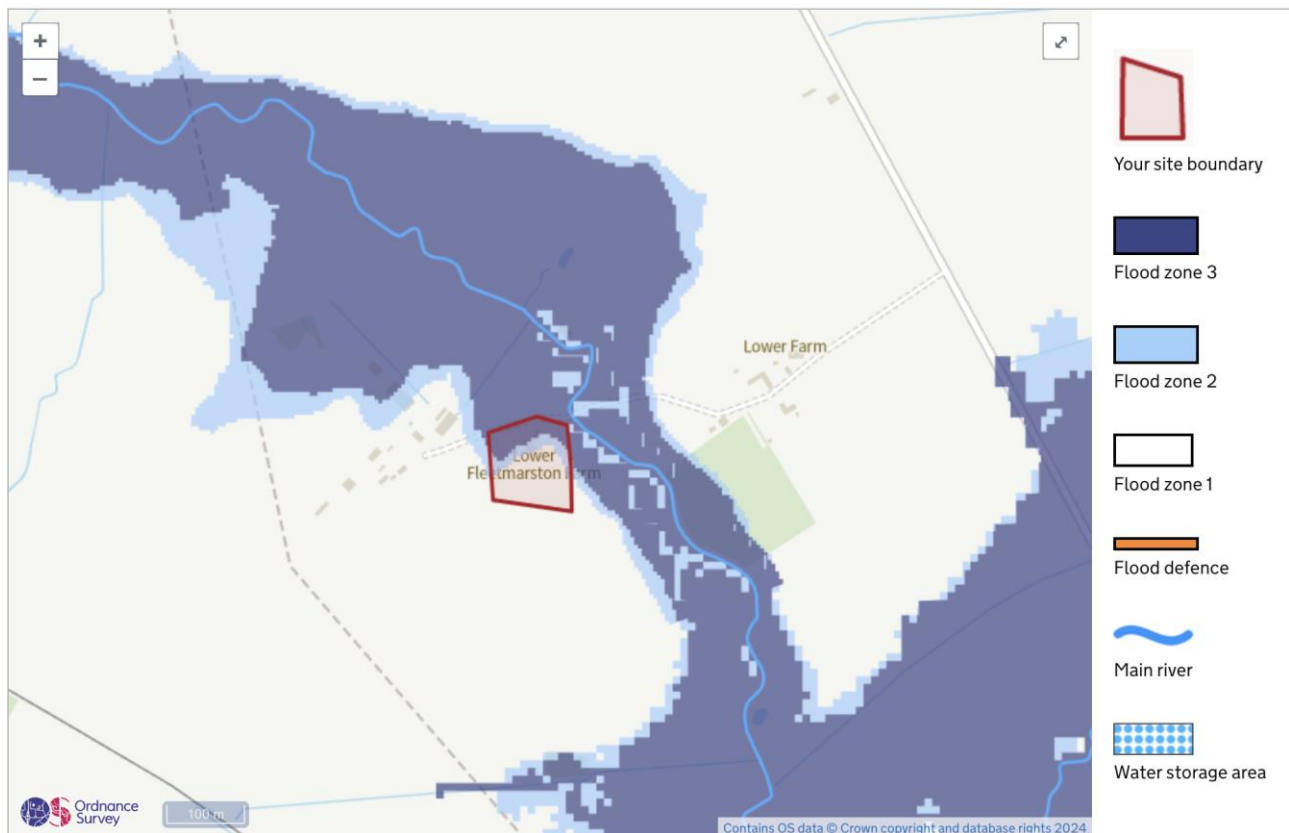
11. SUDS & DRAINAGE

11.1. The foul water would be dealt with by the existing septic tank system.

11.2. In respect of surface water, this will be dealt with by rainwater harvesting and soakaways within the garden as it is for the existing property.

11.3. The site is located within a Flood Zone 2 and 3 as identified by the Environment Agencies Flood Plan. The application is supported by an appropriate Flood Risk Assessment which details the following.



11.4. The report confirms that the site has a 'very low – medium' flood risk, but that after appropriate mitigation, the risk would be very low. All the recommendations within the FRA will be met. However, it is not possible to relocate the building outside of the flood risk area, due to practical reasons, such as the overall relationship with the existing dwelling, including character and appearance issues and overall outlook from the house. In addition to the constraints of existing trees.



Environment Agency Flood Map

12. PLANNING POLICY & HERITAGE

- 12.1. The application site is located within a hamlet within the Countryside, but outside the Chilterns AONB and the designated Green Belt. There is no neighbourhood plan which covers the application site and therefore the Councils Local Plan, the VALP, is the most important document for considering the proposed development against.
- 12.2. Policy BE3 seeks to protect the amenity of residents, and states that permission will not be granted for development which would unreasonably harm any aspect of the amenity of existing or future residents. The application site has no immediate neighbours which could be impacted by the development and therefore the scheme is considered compliant in this regard.
- 12.3. Policy BE2 controls the design of new development with a four point checklist. Given the scale of development, there would be no impact at all on public views or skylines (d), nor on the natural qualities & features of the area (c). In respect of the character and distinctiveness of the area, the site is in a rural location where there is no established architectural style of design beyond the rural nature of the site, with the buildings themselves seen in that context. The proposal would retain the rural appearance of the site, there would be no extensions to the existing dwelling, only the erection of outbuildings/garden buildings, for which there are currently none within the curtilage of the property. Outbuildings are perfectly acceptable within garden areas and therefore the scheme is considered acceptable in this regard. Given the significant size of the dwelling and its two storey height, the proposed outbuildings are considered to be appropriate in size and scale. The development is therefore considered acceptable against the final criteria (a) and compliant with the Policy on the whole.
- 12.4. Policy NE8 relates to trees, hedgerows and woodland. As there are no trees on the site or adjacent to it which could be affected by the proposed development, no tree report is considered necessary. Any development is located comfortably outside the Root Protection Areas of any trees so much so that there is no change of harm to them at all.
- 12.5. Policy NE1 relates to biodiversity and protected sites. There are no protected features of any kind within the application site, however, the policy still requires a BNG to be achieved on the site even for such small scale development. The submitted documents include proposals for substantial habitat improvements within the site which, when considered against the minimal proposed development, comfortably demonstrate an improvement of the habitat on the site.
- 12.6. Furthermore, if the Council do not consider this information to be sufficient, the applicant owns substantial land beyond the garden of the residential property to the



south and east of the boundary. Therefore, a BNG improvement could be secured by a suitably worded planning condition as a last resort for the Council.

- 12.7. Policy I4 relates to flooding and flood risk. The policy requires the provision of a Flood Risk Assessment for any development within a Flood Zone 3, which the application site is covered by. The Flood Risk Assessment has been prepared by a suitably qualified person, namely, Geosmart Environmental. The report covers all the requirements set out within the policy and most importantly, would not increase flood risk either on site or elsewhere.
- 12.8. Policy T6 relates to vehicle parking and sets out parking guidelines within the Aylesbury Area. The proposal includes the provision of a garage building which provides parking spaces of a sufficient size in accordance with the policy requirements. Furthermore, the site itself also benefits from sufficient parking spaces notwithstanding the fact that the actual number of bedrooms at the site would not be increased by the proposals. Therefore, the proposed development is considered policy compliant in this regard also.
- 12.9. The proposals are considered to be compliant with all applicable policy within the Local Plan alongside the guidance contained within the NPPF.

13. CONCLUSION

- 13.1. In conclusion, the proposed works are considered to be suitable for the location and respectful of the rural character of the site. The development would not increase flood risk nor would it harm any existing trees or result in a net loss of biodiversity.
- 13.2. The application is supported by all the necessary plans and technical documentation, and given all the above, we respectfully request that the application be approved.