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Maybank Farm

Petersfield Road, Monkwood, Alresford

Ref: 2316

Rev 00

Design, Access and Planning Statement

Design and Access Statement

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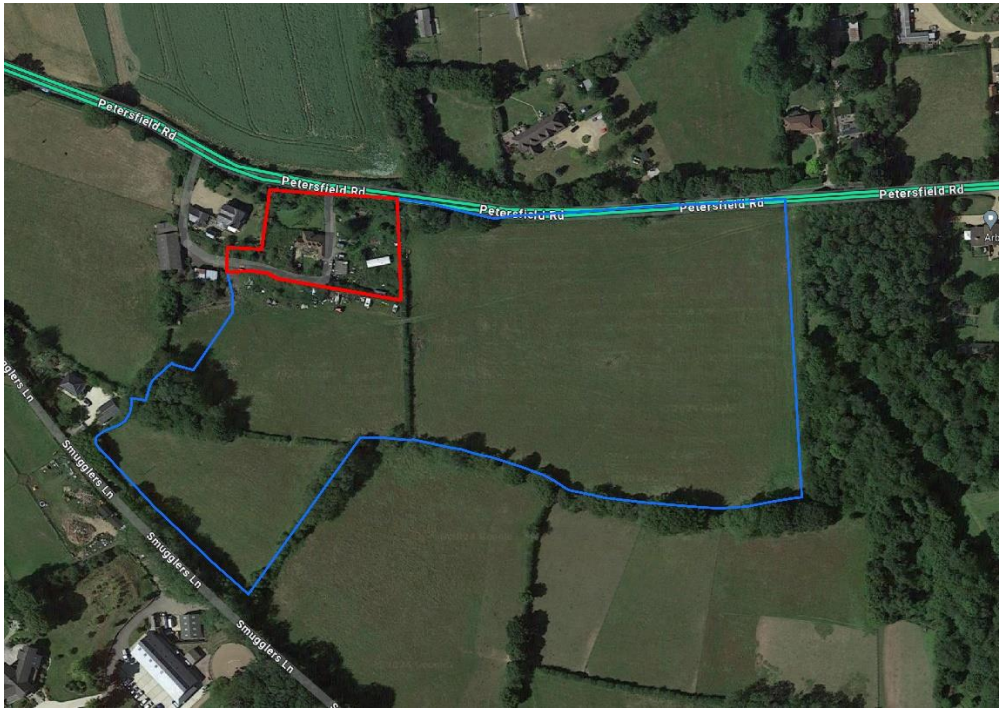

Introduction

Hebden Design Studio have been instructed to prepare a planning, design and access statement to accompany the planning application for a replacement dwelling and Garage, erection of a new residential annexe and associated landscape works, all to comply with M4 category 3 building regulations, at Maybank Farm.

The proposal comprises the following works: Demolition of existing detached house and garage, construction of a new build private dwelling house with linked new garage, new annexe, new driveway layout and landscaping.

Planning History

ALR 380 14.11.1949 Original construction of the existing building with tie to agricultural occupation.

F25218 1979 Lounge extension. Permission.

F25218/1 1985 Utility room. Permission.

F25218/2 11.01.2002 Three Dormer Windows to Loft Conversion. Permission.

25218/003 06.03.2019 Prior approval change of use of an agricultural building to a dwelling house (now Meadow Barn). Granted.

25218/004 19.07.2021 Prior approval change of use of an agricultural building to a dwelling house (now Meadow Barn). Granted.

25218/005 23.09.2022 Certificate of lawfulness of existing development, removing tie to agricultural occupation. Lawful.

25218/008 15.11.2023 Prior notification of householder development for three single-storey extensions extending 8 metres beyond the rear wall of the original dwelling following removal of 179&1985 extensions. Granted

Context

Maybank Farm is situated in the semi-rural location of Monkwood, near the Georgian town of Alresford. Is an existing detached private dwelling house with a separate detached double garage.

Maybank Farm is directly accessed from Petersfield road, an adopted road flanked on both sides by hedges which in part bounds on to agricultural and arable land.

Petersfield road provides access to a number of dwellings. Although mostly large detached dwellings with generously sized garden, both semidetached and large agricultural buildings are also seen in the vicinity.

With interspersed buildings along its length apart from the exception of a few clusters, dwellings range in style and age from quaint cottages to modern barn conversions as well as manor houses.

Materials used in the local vicinity include clay and slate roofs, red facing bricks, flint with red brick dressing, white painted brick, painted render and black timber cladding.

Site description and topography

The residential curtilage of the site is approximately 0.36Ha (0.89 Acre) in size. The wider ownership comprises agricultural land of approximately 4.50Ha (11.13 Acre) in size.
The site is approximately 71 metres wide (east to west) at its mid-point and 48 metres deep (north to south). With a highway frontage of approximately 66 meters.

North Boundary: mature overgrown hedge and open access on to 60mph Petersfield Road, Legal covenant to not build within 20ft of the road.
East Boundary: hedging and fence on to agricultural land within same ownership. Electricity masts with 4m easement.
South Boundary: hedging and fence on to agricultural land within same ownership.
West Boundary: overgrowth and fence on to neighbouring properties "Maybank" and "Meadow Barn".
The ground slopes up to the south from the road.
Except for a small, fenced garden to the rear and mown lawn to the front, the land surrounding the existing house is overgrown and known to contain various mounds of rubble and vehicle parts which are currently being cleared by the client.
Existing Utilities:
Cess pit
Oil Heating
Single Phase Electrical Supply
BT Telephone Line (Virgin or Other Fibre networks Unavailable)

Existing property description

The chalet style one storey bungalow dates from the mid 20th Century which has been extended over the years to provide current accommodation at: ground floor- entrance lobby, Living / dining, kitchen with breakfast room, utility and WC, bathroom and two bedrooms. There are two further bedrooms and one family bathroom in the loft space.

The external appearance consists of white painted brick, clay tiles roofing, with dormers clad in hung clay tiles and timber weather boarding. Soffits and fascias are painted white. Windows are white frame.

The property in its current form has a GIA of 143m^2 The permitted lawful development certificate allows the GIA to be increased this to 338m^2.

Fig 1 Site plan

Proposed works – Design, appearance, layout and scale

The proposal seeks to demolish the existing 4 bedroom property and construct a new one storey 4 bedroom dwelling. The proposal is orientated north to south with the main entrance facing Petersfield road. (North elevation) and is set back approximately 19m from the road edge. The approach is via the existing entrances and extended driveway leading to the main entrance, double garage and lastly the annex. An integrated covered walkway continues to the main entrance.

The proposal is an "open" courtyard arrangement, that sets out long-distance axial views of the open fields beyond. The proposed new house seeks to create an energy -efficient and sustainable living environment. Key design elements include north-south orientation to maximise natural light combined with the use of roofights carefully positioned in the kitchen, dining and living vaulted ceilings as well as bathrooms. Additionally, solar shading elements will be incorporated to prevent overheating during the summer months.

The plan layout design emphasises visual connections between the day areas to enhance functionality and connectivity. The spaces are arranged around the courtyard, promoting a more comfortable living experience.

The house is accessed from the north elevation, off a central entrance hall that precedes the dining area with the vista to the fields. The east wing accommodates a snug/playroom, open plan kitchen and living to the south end, while the west wing accommodates four 4 bedrooms and ensuites, family bathroom, study, therapy room and utility room linked to the garage. Dining, open plan kitchen and living space open out on to the part paved part lawned courtyard patio area, featuring a pergola to the south side of the dining area.

The roof is to be a double-pitch roof form.

The material pallet consists of flint and vertical larch timber cladding walls. Window and door treatments throughout will be PPC aluminium with timber louvres where shown. The principal entrance door will be timber. Roof covering will be clay tiles.

This new house aims to be a modern and sustainable home, that emphasizes natural light, with the majority of the glazing facing south, west and east with minimal openings on the northern façade, optimizing the spatial layout so as to create an environmentally friendly living space.

The proposed dwelling is 323m^2 GIA.

Landscaping

The existing front garden is laid to lawn. There is small paved patio area to the rear of the existing property.

The site is enclosed to the north boundaries by mature hedges.

The proposed works will also include the associated landscaping works. The existing access from Petersfield Road will be maintained and the existing driveway will be extended up to the garage and proposed annex and it will further continue along the west side up to the south end. The new driveway will be formed with SUDs compliant permeable material.

Paved pathways will lead from the garage to the rear and principal entrance doors. Paved pathways will be also incorporated into the courtyard combined with planted flower beds.

All surface water run-off will be directed into new soakaways located within the site.

Access, transport & parking

Pedestrian and vehicular access from Petersfield Road is to remain as existing. Parking for two cars is provided within the detached double garage. There is also space for vehicles to turn and exit the site in a forward gear.

Flood Risk Assessment

In accordance with the Environment Agency's flood map, Maybank Farm sits within flood zone 1. It is therefore not at risk of flooding.

East Hants District Council Core Strategy

Policy CP1 Presumption in favour of sustainable development

When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always 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 this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council and National Park Authority will grant permission unless material considerations indicate otherwise – taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

CP19 Development in the Countryside

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.

CP21 Biodiversity

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment. New development will be required to:

a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations (see Map 2).

i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar (International);

ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National);

iii) Sites of Importance for Nature Conservation (SINC) (Hampshire) and Local Nature Reserves (LNR).

b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.

c) contribute towards maintaining a district–wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work.

d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.

e) protect and, where appropriate, strengthen populations of protected species;

f) protect and enhance open spaces in accordance with the District's 'Open Space, Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of open space should be in advance of the relevant new developments being occupied.

Policy CP24 Sustainable Construction

Planning permission will be granted for development which on completion: a) meets the following minimum Code for Sustainable Homes threshold level, and equivalents for non-residential development (unless proven to be financially or technically unviable), as set out below:

All residential development achieves at least the following level of the Code for Sustainable Homes and meets the minimum carbon compliance standards set out under		All multi-residential and non-residential developments with a floor space of over 500 m² must achieve at least the following BREEAM[3] standards`
the Zero Carbon Hub report recommendations[2]		
Until the end of 2012	3	BREEAM 'very good'
from 2013	4	BREEAM 'excellent'
from 2016	5*	BREEAM 'excellent'

(* Level 5 can include for 'allowable solutions'[4].)

b) provides at least 10% of energy demand from decentralised and renewable or low carbon energy sources (if possible, including connections to a district heating system), unless it is proven that this is not feasible or viable;

c) for major areas of development, provides adequate land or funding for waste management infrastructure

Note: The policy approach to sustainable construction is currently under review by the Government and all or some elements of this policy may be superseded by the changes. In this eventuality development proposals would be assessed in accordance with the latest Government policy.

Policy CP25 Flood Risk

Development in areas at risk of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment will be permitted provided that:

a) it meets the sequential and exception test (where required) as outlined in Government guidance;

b) a site–specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall;

c) the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site;

d) appropriate flood warning and evacuation plans are in place; and

e) new site drainage systems are designed taking account of events which exceed the normal design standard.

All development will be required to ensure that there is no net increase in surface water run off. Priority will be given to incorporating SUDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that SUDs are not appropriate. Where SUDs are provided, arrangements must be put in place for their whole life management and maintenance.

Specific areas in the District, which overlay the Chalk geology, can be prone to groundwater flooding as shown on the Council's Strategic Flood Risk Assessment maps. Rivers in East Hampshire which are sourced in the chalk area are the River Meon, River Wey and Lavant Stream, and thus groundwater fed. Development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. If this is not possible then the development should be designed to incorporate flood resistance and resilience measures.

CP26 Water Resources/Water quality

Development will be required to protect the quality and quantity of water, and make efficient use of water. Development will be permitted provided that:

a) it protects and enhances the quality and quantity of groundwater, surface water features and controls aquatic pollution to help to achieve the requirements of the European Water Framework Directive;

b) it has an adequate means of water supply (even in a drought), sufficient foul and surface water drainage and adequate sewage treatment capacity. Development must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development. The developer must show that additional provision or improvement of local infrastructure is required and demonstrate that adequate funding is available for that infrastructure in advance of development taking place;

c) demand management technologies are incorporated to meet the appropriate levels of the Code for Sustainable Homes as set out in Policy CP24. Development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply. Proposals by service providers for the delivery of wastewater services to meet the needs generated by new development and by existing communities will be encouraged and/or permitted, subject to other relevant policies.

Policy CP29 Design

The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to:

a) seek exemplary standards of design and architecture with a high-quality external appearance that respect the area's particular characteristics;

b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;

c) reflect national policies in respect of design, landscape, townscape and historic heritage;

d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;

e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

f) make provision for waste and recycling bin storage and collection within the ite;g) be designed to the Lifetime Homes Standard as appropriate;

h) take account of local town and village design statements, neighbourhood plans

that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;

i) be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance;

j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;

k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

East Hampshire District Local Plan 'Vehicle Parking Standards' Supplementary Planning Document

Parking Standards

Size of dwelling (gross)	Minimum Car Parking Requirements		Minimum Cycle Parking Requirement		Electric Vehicle Charging Infrastructure
	Long stay (resident)	Short stay (visitor)	Long stay (resident)	Short stay (visitor)	
1 bed dwelling	1 space per dwelling	1 space per 5 dwellings	1 space per dwelling	Visitor cycle spaces will be expected at 10% of the long stay cycle spaces in developments of 5 units or more.	The Council will encourage the provision of electric vehicle charging infrastructure. Further guidance is provided in Section 4.6.
2/3 bed dwelling	2 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		
4+ bed dwelling	3 spaces per dwelling	1 space per 5 dwellings	2 spaces per dwelling		

Sustainability

A sustainable approach to the works is a core element to the design intent of this proposed application. Sustainable design will be achieved through a 'whole building design approach' integrating environmental performance, accessibility, cost effectiveness, function, reservation, security and aesthetics. The materials and construction will be from local low energy renewable sources wherever possible with high levels of insulation to increase the thermal efficiency of the building. The build itself will have energy efficiency and carbon neutrality as one of its primary considerations. There are 'fabric first' decisions that have already been considered, for instance, by integrating significant thickness external walls into the design.

Ecology

The existing house has been surveyed for the possibility of Bats by Philips Ecology.
Report received 17.10.2023 indicates the presence of a brown long-eared bat roost within the structure.
The demolition of the property will result in the destruction of the identified brown long-eared bat day roost. As such, a European Protected Species Mitigation (EPSM) licence will be required to enable the development to proceed lawfully under a derogation from the Habitat Regulations 2017. The site falls within the remit of the Bat Mitigation Class Licence.

A mitigation strategy has been designed that would ensure the maintenance of the favourable conservation status of bats. In summary, this comprises the provision of replacement roost opportunities which are proportionate to the scale of impact and the removal of roost features by hand, under the supervision of a licenced bat worker to ensure that individual bats are not killed or injured.
With the implementation of precautionary construction avoidance measures, impacts on designated sites and other protected species will be avoided.

Conclusion

The proposed development has been designed to be of high quality and satisfies national and local planning policy.