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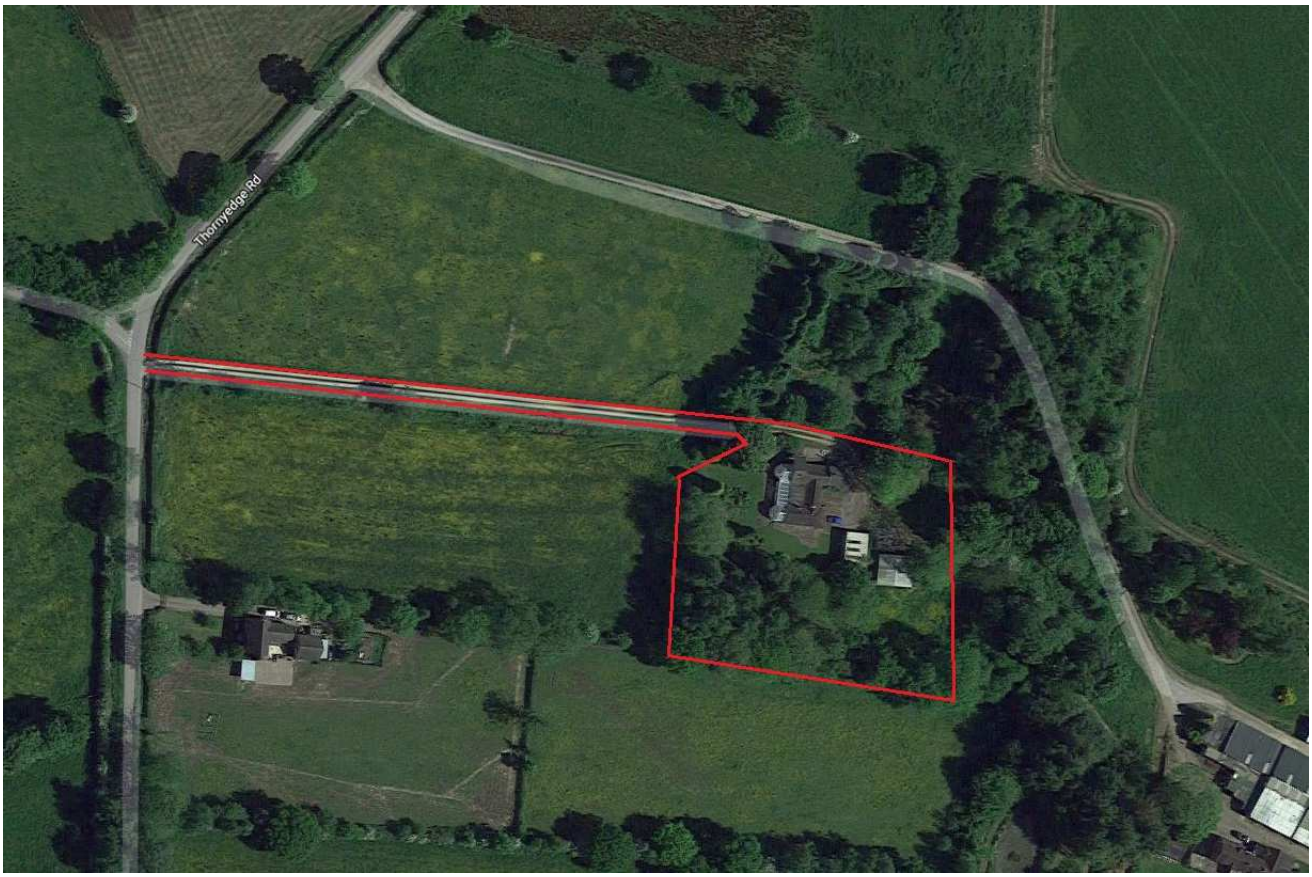
Design and Access Statement Rev A

PLANNING APPLICATION FOR THE DEMOLITION OF AN EXISTING DWELLING AND REPLACING WITH A NEW DWELLING AT THORNEY EDGE, ST9 9LD



August 2019

PLANNING APPLICATION FOR THE DEMOLITION OF AN EXISTING DWELLING AND ITS REPLACEMENT WITH A NEW TWO-STOREY DWELLING AT THORNEY EDGE, ST9 9LD

Introduction/Context

This design and access statement has been prepared to accompany the application to replace a dwelling at Thorney Edge, Bagnall. The existing dwelling has been extended to include two large conservatories and combined with the solid brick walls the house is very thermally inefficient and outdated in terms of modern technologies. The appearance of the existing dwelling is run-down and in need of maintenance work, whilst the segmented appearance of different ridge heights, different materials and finishes used, makes it look disjointed compared to the attractive nature of the proposed dwelling's aesthetics. Following the demolition, we seek permission to construct a new dwelling in its place which will be finished to a higher standard having highly insulated 200mm wide cavity walls approaching Zero carbon standards and have a more appealing appearance than the existing.

Proposal

Following the demolition of the existing dwelling, it is proposed that a new two-storey house is built to have very high energy performance standards in the style of a passive house, unlike the dwelling currently on the site. The overall footprint of the prosed dwelling is less than that of the existing, but makes better use of the available space and take advantage of the peaceful setting.

The application would allow for the applicants' daughter and young family live in the proposed dwelling to provide on site child care whilst their parents are working. This situation may switch in later years with the daughter providing companionship and comfort to her parent.

Use/Amount

The proposed use is to provide a new family home for our client, wanting to take advantage of the private location by building a better suited home than there currently is on the site. Solar panels will be on the roof of the south elevation to give the proposed dwelling a renewable energy source, with air source renewable energy to provide the heating and hot water requirements.

Layout

The ground floor of the proposed dwelling is accessed at the front through an open porch, into a hall area which leads to the main living space of an open-plan lounge, kitchen and dining area. There is also a separate sung, cloak room and WC to the side of this. The rear access to the dwelling enters into a utility/boot room which follows through to the living space or a shower room. There is a two-car garage attached to the side of the dwelling with its own WC on the lower floor and a workshop with storage space is found above the garage. The first floor consists of a total of four bedrooms, including a Master bedroom with En-suite, as well as a family bathroom.

Scale

The proposed development has a smaller footprint than the existing dwelling, so its size is well proportioned in the site.

Appearance

The aim for the appearance is to not stand out from the surrounding landscape and buildings whilst also having an interesting element. A key feature of the proposed dwelling is the full-height, corner glazing section which allows light to flood into the main living space on the ground floor and the master bedroom on the first floor, whilst taking full advantage of the view over the garden.

Landscaping

The proposed dwelling will have no effects on the landscaping and the garden curtilage for the existing dwelling will be used for the proposal. The site is concealed by trees and cannot be seen from the roadside.

Access

The proposed dwelling shall use the existing access from the roadside which leads up to a pair of gates. A new section driveway will be laid to give access to the proposed garage and then it continues round to the existing outbuildings on the site.

Sustainability

The proposed development shall utilise modern technology to be 'off grid' where practical to do so to reduce the carbon footprint and exceed current building regulation requirements. The proposed walls shall have twice the level of insulation required to meet the minimum standards for Building regulations to ensure the energy supplied to heat the property is not wasted, following the Government guidance for passive house/zero carbon design and 'fabric first'.

The proposed dwellings may utilise an air source heat pump, turning the latent heat in the air or potentially a ground source heat pump of the extensive garden into heating for the house, to underfloor heating coils. In addition to solar panels on the roof to provide power and hot water for space heating.

The proposed development shall be served with a packaged sewage treatment plant, sized to suit the population, located in the garden area with soakaway below the lawned/soft landscaped area to allow the liquid to percolate into the ground. The storm water shall also be drained into the soakaway.

Planning Statement

The site is located outside of any settlement boundary, but on a brownfield site/previously developed land. The proposed dwelling would replace an existing dwelling on the site.

The National Planning Policy Framework of February 2019 states the following in Paragraph 70, index C, which we believe is fitting to the proposed situation at Crossways Farm; Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply.

C) the development would re-use redundant or dis-used buildings and enhance the immediate setting.

The National Planning Policy Framework of February 2019 states the following in Paragraph 145, index G, which we believe is fitting to the proposed situation at Crossways Farm; a local planning authority should regard the construction of new buildings as inappropriate in the green belt area. Exceptions to this are

G) limited infilling or the partial or full re-development of previously developed land, whether redundant or in continuing use (except temporary buildings), which would:

- Not have a greater impact on the openness of the Green Belt than the existing development; or
- Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The National Planning Policy Framework of February 2019 states the following in Paragraph 83, index A and C which we believe is fitting to the proposed situation at Crossways Farm; that in reference to supporting a prosperous rural economy, planning policies and decisions should enable;

A) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings, and well-designed new buildings.

C) sustainable rural tourism and leisure developments which respect the character of the countryside.

The proposed development is to be of a high quality and will add value to the local area and has been designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and overall appearance.

Insert 1 shows Grid Reference details for the development site

