

Proposed New House at Meadow Place Farm, Ipstones

Application for Approval of Reserved Matters

Design and Access Statement

This application is in relation to those matters reserved under planning consent ref SMD/2022/0593 determined on 14 July 2023.

Scale and Siting

Development comprises a single dwelling as approved under the outline planning consent. The 3-bedroomed dwelling (186m² floor area) is sited centrally to the rear of the plot. This allows adequate parking to the west of the building, retention of the existing vegetable garden to the west and maximises the amount of amenity space to the sunny south side of the house. The amenity of the neighbouring properties is not compromised by the proposed siting. As height was seen as a potential concern by the planning committee, the dwelling has been set down and stepped down below the existing ground levels to achieve overall heights below the recommended maximum of 5m.

The building is single-storey as required by Condition 5 of the outline planning consent.

In order to reduce the visual bulk of the building, it has been planned as three individual but inter-linked blocks.

Appearance

The principal design concept is one of seeking to emulate the 'conversion' of a number of separate agriculture buildings (as had originally existed in some form to the rear of the existing farmhouse) and linking these with lightweight structures with fully-glazed facades to the principal front elevation.

External wall materials are indicated as predominantly stone and brick, following detailed pre-application discussions with the original case officer. Traditional detailing, incorporating stone cills, heads, mullions, quoins, parapets and kneelers has been adopted where appropriate. Staffordshire blue plain clay tiles have been chosen as the main roofing material to match those on the existing farmhouse and adjacent barns.

Landscaping

A full landscaping plan has been submitted with the application. Mature hedging exists to the north, east and west boundaries of the development site and this is to be retained.

There is an abundance of small trees and shrubs within the garden of the existing farmhouse and along the line of the new southern boundary to the property. These will be retained where feasible to retain a natural 'green' buffer between the two adjacent sites. There will, however, be some thinning required and some removal within the new development site although it is proposed to reinforce the screen planting with additional new shrubs along the boundary.

Consent has already been granted for the removal of the two birch trees within the garden but the proposals indicate some replacement tree planting as recommended by the authority's arborocultural officer.

The existing vegetable garden will be retained, together with its fruit trees. The remainder of the amenity area is planned as either grass or paved patio. The car park and drive will be finished with compacted gravel or hoggins.