

**ROGER COY  
PARTNERSHIP**

**Supporting Statement  
(Full Planning Application)**

**for**

**Erection of ancillary building adjacent to approved  
dwelling**

**at**

**Brooklands, Church Street, Bodicote**

**July 2020**



**ROGER COY  
PARTNERSHIP**

**BRICKNELLS BARN  
32 LIME AVENUE  
EYDON  
DAVENTRY  
NORTHAMPTON  
NN11 3PG**

## 4728 – Supporting Statement – Barn and Land at Cotefield Farm, Bodicote

### 1 INTRODUCTION

- 1.1 This Full Planning Application seeks support for the erection of a garage adjacent to an approved dwelling (currently under construction).
- 1.2 This Full Planning Application is submitted on behalf of our clients and the applicants Mr and Mrs R. Bratt.
- 1.3 This submission is accompanied by; Online Application Forms, Ordnance Survey Map Drawing no. 4728/map D, Scheme Drawing no. 4728/20J, 21J, 22F & 23G, Drainage Strategy and Flood Risk Assessment both dated 5<sup>th</sup> August 2019 completed by David Smith Associates. Reports also accompanying this application are; Landscape and Visual Appraisal by RPS with photographic pack and figures 1.1, 1.2 and 3.1. The applicants also instructed an ecological mitigation and enhancement report by Cotswold Wildlife Surveys, which are also submitted.

### 2 SITE AND SURROUNDINGS

- 2.1 The proposed development site can be seen in the below Google Earth Image, with the red line being indicative of the plot. Refer to Ordnance Survey Map for accurate plan.

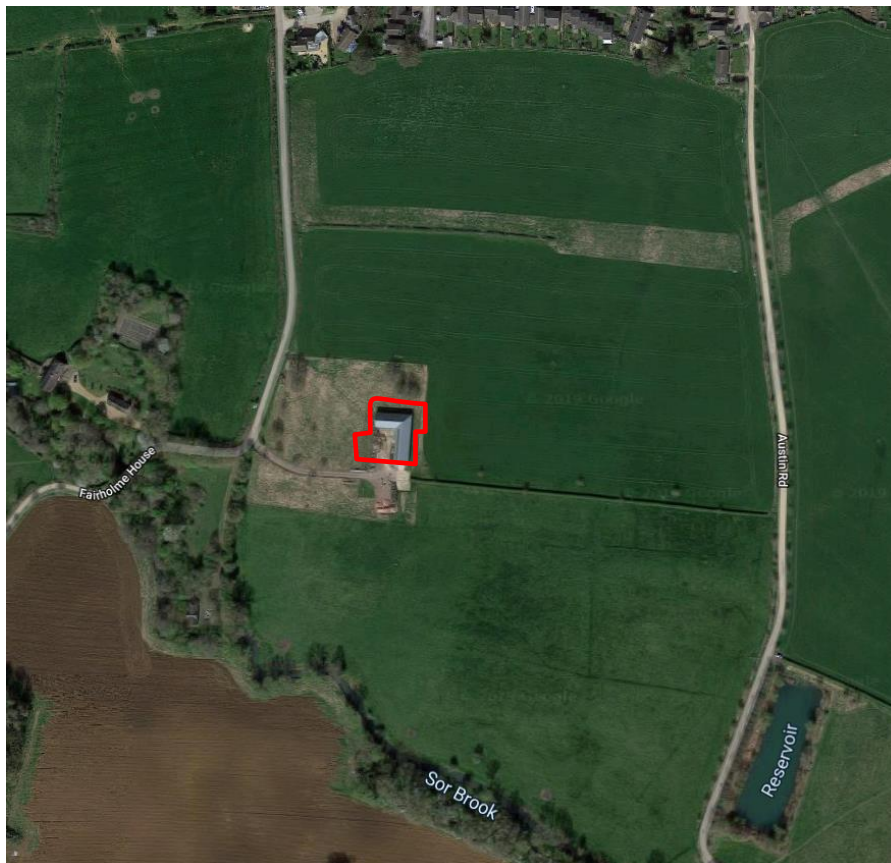


Figure 1: Google Earth image indicating Site.  
Red lined indicative of development area.



**3 PLANNING HISTORY**

3.1 An online planning search has been carried out and the previous planning history is listed below:

15/01578/Q56	Prior approval for the conversion of barn to dwellinghouse under Schedule 2, Part 3, Class Q (a) of the Town and Country Planning (General permitted Development) (England) Order 2015 (as amended).	Un-determined
15/01780/CLUP	Certificate of Lawfulness of Proposed Use for the conversion of agricultural barn to dwelling	Application Permitted
16/01587/F	Conversion of agricultural building to dwelling following Certificate of Lawful Development 15/01780/CLUP	Application Permitted
17/00177/DISC	Discharge of condition 4 (cladding) of 16/01587/F	Application Permitted
18/00121/F	Minor material amendment to 16/01587/F - to increase structural steel columns in section, alterations to the window fenestration and increase in ridge height of 450mm and eaves height of 450mm	Application Permitted
19/01056/F	Erection of garage adjacent to approved dwelling and change of use of land to residential.	Refusal
20/00841/F	Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use	Refusal

3.2 This Full Planning application follows a refused Full Planning Application. The reasons for refusal being siting, scale, design of the proposed building along with the location and extent of the hardstanding.

3.3 This application is submitted with an amended scheme, with the position of the proposed garage relocated in accordance with the Landscape Officers advice from the Pre-application Enquiry 24<sup>th</sup> February 2020. The revised position of the garage seeks to respond more positively to the dwelling house. Whilst not the preferred position of the garage from the applicants perspective, who is keen to enjoy the views and natural lighting from the large openings in the dwelling. This application seeks to overcome the concerns of the planning officer in terms of siting and location of the dwelling.

4

**PLANNING PROPOSAL**

4.1 **Use**

The need and justification for the building is consistent with the previous applications and Pre-application Enquiry. It is considered by officers that the principle of a garage is justified. The details remain as below:

The application seeks permission for an ancillary building, providing domestic garaging for the applicant's day to day vehicles. Parking standard guidance normally recommends that a property over 4 bedrooms should have 3 parking spaces plus one visitor parking space. The applicants, due to the relatively remote location consider secure garage/parking preferable and this scheme seeks to provide garaging with three bays, meeting the requirement of the guidelines. Two further bays are required to store farm maintenance vehicles and equipment associated with the maintenance of grounds, surrounding hedgerows and fields, which extend beyond and around the dwelling.

It should be noted that it is not intended to erect peripheral sheds or other structures or domestic paraphernalia on site. Two bays will be set aside to store equipment for land and property maintenance, ensuring that the site is kept tidy and presented as a modern contemporary dwelling.

The proposed building will provide for a significant reduction regarding the impact of vehicular activity where visible into the site and provide an appropriate level of security.

4.2 **Scale**

The proposed building is subservient in height and scale to the proposed dwelling, illustrated in the scheme drawings and sections provided.

The Landscape and Visual Appraisal accompanying this statement concluded that the building in the previous location had limited visibility. The proposed garage sits in front of the dwelling and within the approved parking area off the driveway; this being an appropriate position for the garage and follows advice of the Landscape Officer. *'The assessment concludes that there would be some very limited visibility of the proposed garage from several public rights of way within the surrounding landscape and generally no views of the proposed hardstanding. There would be no significant adverse effects on any visual receptors within the study area. The level of effect on visual receptors throughout the study area would be no more than Negligible adverse. The proposed scheme would not result in significant harm to visual amenity within the study area'* (RPS, 2019).

4.3 **Design**

Materials proposed for the external finish of the building would continue the theme of those approved under application reference: 17/00177/DISC, where Thermo-Ash Wood Cladding is being successfully applied. The building has been designed to be of simple agricultural scale and aesthetic in nature, being sympathetic to the overall appearance of the setting of the site and the host dwelling. The proposal is reflective of the loose knit nature of agricultural complexes in the area.

4.4 **Landscaping/Hardstanding**

The extent of the area around the proposed building has been kept to a minimum to ensure a low impact on the surrounding area, which is assisted further by the natural topography.

It should be noted that the immediate area surrounding the site, is excluded from the Rural Payments Scheme (see attached plan) by the Rural Payments Agency for being unsuitable for agricultural production being a former water treatment works.

**5 KEY ISSUES NOTED WITHIN THE DELEGATED REPORT.**

5.1 **Principle of Development**

The Officer considered that there may be potential for a garage on the site but concluded in the previous application that the scale of the building and hardstanding were inappropriate. Justification for the building is detailed in points 4.1, which considers that the scale of the dwelling and the management of site around the dwelling is sufficient justification for the proposed. The hardstanding areas are significantly reduced, with a small paved area surrounding the property and sufficient parking and turning in association with the garage and dwelling.

5.2 **Design and impact on the character of the area**

The Officer discusses the ‘unjustified visual intrusion’ of the proposal. The Landscape Visual Impact Assessment submitted with the previous application sought to address these concerns with an accompanying Landscape Visual Impact Assessment undertaken by RPS Group, their conclusion is detailed above. This report sets out to illustrate that after careful and extensive consideration the proposed building will not cause harm to the open countryside in respect of its siting and design. This application relocates the building and the impact according to advice received from the planning office is considered even less than noted within the RPS report.

Landscape Officer’s comments 27<sup>th</sup> February 2020

*‘I Have considered the landscape and visual appraisal my concern is for the localised visual harm to visual receptors using the Church Street/Public byway 136/20, looking over the field gate (near Viewpoint 1). The current proposed location of the garage outside the geometric alignment of the barn conversion means that it is quite visually prominent from tis location. If the garage could be re-aligned with the east/west orientated part of the building this would enable screening of the garage behind the 2 existing trees. A new hedgerow should be planted give provide both privacy, and landscape mitigation.*

*The hedgerow along Church Street/Public byway 136/20 must be retained at 3 m above ground level in order to provide the required screening for the benefit of the visual receptors’.*

This application considers both the moving of the garage to the advised location and to plant a new hedgerow as illustrated on the scheme plans.

## 4728 – Supporting Statement – Barn and Land at Cotefield Farm, Bodicote

### 5.3 Residential Amenity

The Officer advised that there would be no impact on neighbouring properties and the proposal was acceptable from this point of view.

### 5.4 Highway Safety

Highways raised no concerns providing the site is used for the specified purpose, this being domestic in nature.

### 5.5 Ecology and Biodiversity

Although the Officer considered that the lack of details regarding ecology and landscape enhancements was not sufficient to refuse the application on this basis, the applicants have instructed these works to be carried out and the ecology consultant's report accompanies this statement. Additional landscaping and planting would be offered to enhance the boundaries.

### 5.6 Flood Risk

The Flood Risk Assessment, supplied with this Pre-application Enquiry confirms that there is low risk of flooding to the site and surrounding areas through this proposal.

## 6 SUMMARY AND CONCLUSIONS

6.1 This statement seeks to support, justify and illustrate the circumstances relating to this proposal to seek permission for a domestic garage and machinery storage building.

6.2 This submission follows considerable additional studies being undertaken, to the previous application. This submission shows evidence that the proposal is acceptable in relation to the site; the setting and is complimentary to the approved dwelling.

6.3 We consider the Officer's reasons for previous refusal to have been mitigated and this formal submission seeks again to illustrate justification for the siting and principle of the development.