



**ROGER COY
PARTNERSHIP**

**Supporting Statement
(Full Planning Application)**

for

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

at

Brooklands Garage, Church Street, Bodicote

March 2020



**ROGER COY
PARTNERSHIP**

BRICKNELLS BARN
32 LIME AVENUE
EYDON
DAVENTRY
NORTHAMPTON
NN11 3PG

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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 C, Scheme Drawing no. 4728/20H, 21H, 22E & 23F, Drainage Strategy and Flood Risk Assessment both dated 5th 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.

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- 2.2 The existing barn on site has full planning permission (application reference no. 16/01587/F) for the conversion to a dwelling house, following Certificate of Lawful Permitted Development (15/01780/CLUP). We can confirm that works on site have commenced following discharge of conditions and a minor material amendment and are sufficiently complete to enable full assessment of the proposals.
- 2.3 Works are being carried out to a high level of quality and workmanship, with the project being bespoke in nature. Works to the building will be carried out with the same degree of care and attention creating a dwelling and amenities appropriate to its scale, enhancing the overall setting of the property.
- 2.4 It should be noted that the approved dwelling is significant in scale and consists of 5 large bedrooms all with an en-suite bathrooms, the property extends to 605m². An appropriately sized garage of 120m² is considered not only acceptable but necessary within the balance of the overall scheme presentation and ongoing site maturity. The garage provides a floor area of approximately 20% of the main dwelling house.
- 2.5 The surrounding land is within the ownership and control of the appellant, who seeks to enhance the biodiversity and landscaping within the area. Some works such as tree planting have been undertaken over the past few years and further enhancement is proposed in the future. Please refer to the ecological report for details.

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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

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- 3.2 This Full Planning application follows a Pre-application enquiry, which felt overcame the reasons for the latest refusal. Additional reports and documents to support the scheme proposal were provided to address the Officer's reasons for refusal, however it was concluded that the application still could not be considered favourably.
- 3.3 This application is submitted with a slightly amended scheme, the additional documents and reports for the formal opinion of the LPA, outlining the applicants justification for the building and illustrating how this will not impact upon the site. The applicant following some consideration submits this application with a domestic curtilage surrounding the proposed development and not including the parcel of land as residential amenity as per the Pre-applicaion Enquiry.

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REASON FOR REFUSAL

- 4.1 Application Reference: 19/01056/F.
By virtue of its siting, scale and design the proposed substantial garage building and associated hardstanding, and by virtue of its extent and location the proposed change of use, are not considered sympathetic to the rural context of the site and are considered an inappropriate form of development, that would cause undue and unjustified visual intrusion into the valued rural landscape and open countryside. Further that it has not been demonstrated the proposals would provide a net gain in biodiversity opportunities at the site. The proposals are therefore contrary to the provisions and aims of saved Policy C28 of the CLP 1996, Policies ESD 10, ESD 13 and ESD 15 of the CLP 2031 and Government guidance within the NPPF in respect of conserving and enhancing the natural environment.
- 4.2 Application Reference: 20/00147/PREAPP:
Any future planning application for the proposals subject of this pre-app enquiry is very unlikely to be considered favourably, and I would not wish to encourage an application based on the scheme within this pre-app enquiry. The building and associated hardstanding and curtilage expansion on the site would represent an increase in the built form and residential use at the site, and a further intrusion into the open countryside above that which has previously been approved. In our view, the proposals are unsympathetic to the rural context, contrary to the provisions and aims of saved Policy C28 of the CLP 1996, Policies ESD13 and ESD15 of the CLP 2031 and Government guidance within the NPPF in respect of conserving and enhancing the natural environment.

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PLANNING PROPOSAL

- 5.1 **Use**
The application seeks permission for an ancillary building, providing domestic garaging for the applicants 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 maintenance vehicles and equipment associated with the maintenance of grounds, surrounding hedgerows and fields.

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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 maintenance, ensuring that the site kept tidy and presented as a modern contemporary dwelling.

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

5.2 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 concludes that: *'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).*

5.3 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.

5.4 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. The scheme also illustrates how the existing concrete hardstanding will be removed and laid to grass.

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.

The site is laid out in a manner that the applicant can enjoy the views of the surrounding countryside and the new dwelling can be appreciated visually approaching the driveway. The Officer suggested a new site layout, which the applicant feels promotes the garage in a much wider viewpoint, therefore the original site layout is proposed for this application. The building is set back in a way that allows access around the property and avoids clutter/buildings disrupting natural light into the carefully designed and executed barn conversion.

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KEY ISSUES NOTED WITHIN THE DELEGATED REPORT.

6.1 Principle of Development

The Officer considers within the Delegated Report 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 5.1, 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. The existing access track is proposed to be reduced and seeded to grass, creating a greener environment around the property.

6.2 Design and impact on the character of the area

The Officer discusses the ‘unjustified visual intrusion’ of the proposal. This Pre-application Enquiry submission addresses these concerns with an accompanying Landscape Visual Impact Assessment undertaken by RPS Group, their conclusion is detailed above. This report did not form part of the earlier application and 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 proposed siting and design.

The landscape Office at CDC commented upon the proposed garage in its position, where it was felt a different location may reduce the minor visual impact of the building. The applicant considers that the scheme proposal drawings submitted with this application best represent the preferred position of the garage in terms of impact on the converted building and occupant’s enjoyment. Additional landscaping and planting would be offered to enhance the boundaries.

6.3 Residential Amenity

The Officer felt that there would be no impact on neighbouring properties and the proposal was acceptable for this point.

6.4 Highway Safety

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

6.5 Ecology and Biodiversity

Although the Officer considered that the lack of details regarding ecology and landscape enhancements was not enough 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.

6.6 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.

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SUMMARY AND CONCLUSIONS

- 7.1 This statement seeks to support, justify and illustrate the circumstances relating to this proposal to seek permission for a domestic and machinery storage building.
- 7.2 This submission follows considerable additional studies being undertaken, to the previous application. This submission should prove the proposal is acceptable in relation to the site; the setting and is complimentary to the approved dwelling.
- 7.3 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. In order to engage with the Local Authority in a positive manner the Pre-application process