

## **DESIGN and ACCESS STATEMENT**

The Beeches Steeple Aston, Oxfordshire OX25 4SN

### **The uses proposed for the development**

The application relates the creation of a new family home for the daughter and her family of the current owner replacing the existing single-/two-storey rendered outbuildings. The separate timber clad garage building will be removed.

### **The amount of development**

GFA 305 sqM

Roof line to be lower than the existing Beeches House

### **Site area.**

Existing curtilage is 13,961.3 sqM of which 989.3 sqM will be the subject of the house in this application

### **The indicative layout.**

Please see attached Ground, First, Roof Plans and Site Plans

### **Proposed house dimensions**

Please see attached Ground and First Floor Plans

### **Site Access**

Please see Site Plan showing use of the existing driveway

### **Description of proposed works.**

Demolition of existing outbuildings and erection of timber framed dwelling. The proposed houses are 'Oakwrights Country Contemporary' Units or similar (<https://www.oakwrights.co.uk>). This is a low carbon, eco-dwellings within a traditionally scaled envelope, using green renewable oak framing and low embodied energy, super-insulated, Passive House construction.

### **Application**

Outline Planning Permission

### **The existing use.**

Private garage/workshop with home-office space at first floor level.

### **Historical Issues**

The following reports were submitted as part of a previous application and will be updated as part of the Full Planning Application. As the this application relates to replacing existing low grade buildings no impacts are expected.

*Heritage Assessment prepared by Heritage Collective (July 2019)*

*Archaeological Desk Based Assessment prepared by Archaeology Collective (March 2019)*

**Pedestrian and vehicular access, roads and right of way.**

Existing private driveway

**Waste storage and collection.**

Local Authority bin collection as the existing house

**Materials and character**

Oak framed with oak weatherboarding, traditional rendering and clay tiles to match the existing house. Final design to be detailed in the Full Planning Application

**Vehicle parking.**

Garage for 2 vehicles

**Foul sewage.**

Existing septic tank or a new sewage treatment plant decision subject to Engineer advice

**An assessment of flood risk.**

The River Cherwell and the Oxford Canal are located east of the site. The application site lies outside their associated flood zones. As part of the proposed developed area will be set aside for a Sustainable Drainage pond serving the existing house and the proposed house. A *Flood Risk Assessment & Drainage Strategy* prepared by Wardell Armstrong was submitted as part of a previous application and will be updated as part of the Full Planning Application. As this application relates to replacing existing structures no impact is expected.

**Biodiversity and geological conservation.**

The following reports were submitted as part of a previous application and will be updated as part of the Full Planning Application. As this application relates to replacing existing structures no impacts are expected.

- *Ecological Impact Assessment prepared by Ecolocation (June 2019)*

*Biodiversity Impact Assessment prepared by Ecolocation (March 2020)*

- *Bat Assessment prepared by Ecolocation (June 2019)*

**Landscape**

The application site is surrounded by well developed trees which will be protected inline with the existing tree report. Shrubbery will be removed to create a domestic garden.

**Boundary treatments.**

Boundaries will be simple low slatted timber fencing

**Trees and hedges.**

The following reports were submitted as part of a previous application and will be updated as part of the Full Planning Application. As this application relates to replacing existing structures no impacts are expected.

- *Tree Survey Report and Method Statement prepared by Sacha Barnes Ltd (July 2019)*

- *Landscape & Visual Impact Assessment prepared by Sacha Barnes Ltd (July 2019)*

**Trade effluent.**

Not applicable

**Likely contribution to local employment.**

Non applicable

**Hours of operation.**

Non applicable

**Industrial or commercial processes and machinery.**

Non applicable

**Hazardous substances.**

Non applicable

**Agricultural holdings.**

Non applicable

**Main infrastructure.**

Non applicable

**Public open spaces.**

Non applicable

**Water features.**

Non applicable

**Topography.**

The application relates to a flat area in a gently sloping property, see attached site plan

**Compliance with planning policy**

The application is located within the Cherwell Valley to the southern edge of Steeple Aston village. Within the adopted Local Plan Steeple Aston is a designated Category A Service Village. Category A (Service Centres) are considered suitable to receive minor residential developments.

**Reserved matters:**

The actual height, width and length of the house

.Appearance of the house

Access to and within the site for vehicles, cycles and pedestrians.

Landscaping

## **Previous application related to this location**

03/00075/F 26/02/2003

Change of use of land to garden, dining room, extension, enclosed swimming pool outbuilding and construction of a narrow gauge railway.

Granted

03/01943/F 15/09/2003

Erection of a station pavilion and tractor shed

Granted

05/00840/F 28/04/2005

Single storey rear extension

Granted

19/00457/OUT 14/03/2019

Erection of up to 8 No dwellings with all matters reserved except the means of access onto Heyford Road

Withdrawn

19/01601/OUT 08/08/2019

Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road.

Refused

20/00964/OUT 06/04/2020

Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road

Refused

20/02227/OUT

14/08/2020

Erection of up to 10 dwellings with all matters reserved except the means of access on to Heyford Road

Refused

20/02539/SO

Screening opinion to 20/02227/OUT - Erection of up to 10 dwellings with all matters reserved except the means of access on to Heyford Road

Screening Opinion not requesting EIA

07/01/2021

Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road

Appeal against Refusal

21/00243/PREAPP

garden bungalow and 3 timber frame houses  
email and telephone conversation