



TOWN AND COUNTRY PLANNING ACT 1990

DESIGN AND ACCESS STATEMENT & DESIGN CODE

**TO ACCOMPANY AN OUTLINE PLANNING APPLICATION SEEKING PLANNING PERMISSION
FOR ONE SELF BUILD/CUSTOM BUILD DWELLING**

ON LAND AT THE CORNER OF THE GREEN AND PIPE LANE, ORTON-ON-THE-HILL

FOR MRS PAULINE ROSA TAYLOR

MARCH 2024

OUR REF: PF/10954

1.0 INTRODUCTION

- 1.1 This DAS has been prepared to accompany a planning application seeking outline planning permission for one self-build/custom build dwelling.
- 1.2 Self-build or custom build housing helps to diversify the housing market and increase consumer choice. Paragraph 60 of the NPPF makes clear that:

‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.’

- 1.3 The needs of groups with specific housing requirements includes ‘people wishing to commission or build their own homes.’ This policy objective is underpinned by a specific statutory duty under Section 1 of the ‘Self-Build and Custom House Building Act’ 2015, namely:

‘Local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own self-build and custom house building.’

- 1.4 The purpose of the Register is then given statutory force within the planning system through Sections 2 and 2A of the Act, requiring LPAs to have regard to the Register and make available enough suitable development permissions to meet the identified demand.
- 1.5 The application site is considered to be a superlative opportunity for the provision of one high quality self-build/custom build dwelling set in an extensive plot boundary – and be well related to the surrounding pattern of development.

2.0 SITE APPRAISAL

Context

- 2.1 The site is located in a central position in the village of Orton-on-the-Hill at the corner of The Green and Pipe Lane. There are existing dwellings located to the west of the site.
- 2.2 The site extends to 0.35 ha (0.86 acres) and comprises a grassed area with an established hedgerow along its eastern and southern boundaries.
- 2.3 The site does not include any Locally Listed or Statutorily Listed Buildings. However, the site is located within the Orton-on-the-Hill Conservation Area.
- 2.4 The Site is located in Flood Zone 1 and thus is situated in an area with very low risk of flooding.

Local Character Analysis

- 2.5 The village is divided into two distinct areas, each with its own character. The site is located in the older part of the village, which includes the medieval church of St Edith, and the area around The Green and Pipe Lane. This is characterised by a relatively unplanned organic pattern of buildings which are separated from each other by distance, green spaces and continuous hedges.
- 2.6 Buildings in the conservation area have steeply pitched continuous gabled roofs of plain clay tiles. Windows at first floor level are tucked under the eaves and are smaller than those at ground floor which normally have projecting brick sills.
- 2.7 Boundary treatments are generally low hedges or occasional wooden picket fences which reinforce the village's rural appearance.
- 2.8 The Council's appraisal of the Conservation Area identifies key spaces, which take up the majority of the conservation area, including the application site. The vast majority of this key space is made up of private garden land associated with domestic dwellings, including The Gables, formerly the Old Rectory. Notable exceptions are The Green and the churchyard, which are more public spaces.
- 2.9 Insofar as the application proposal will change a piece of waste land into a residential garden, it will have a positive effect on the key spaces within the conservation area, making it more consistent with the prevailing character. In other respects, the contribution of the built form will be neutral. There will be no harm to the character or appearance of the conservation area.

Local Transport Links

- 2.10 The site has good accessibility to the strategic road network, with the A444 located approximately 2 miles to the north of the site, accessed from Orton Lane. The A444 provides a direct connection to junction 11 of the M42.
- 2.11 The nearest bus stop to the site is located in the village of Warton, approximately 2.5km (1.6 miles) to the west of Orton-on-the-Hill. Services from this bus stop connect the site to Tamworth Town Centre and Polesworth (bus 786) every two hours.
- 2.12 The nearest train station to the site is located at Polesworth, approximately 5.3km (3.3 miles) to the west of the site. The station receives one train per day, the 07.23 service between Northampton and Crewe, provided by London Northwestern Railway.

3.0 DESIGN CODE

- 3.1 This design code, along with the application plans, sets out the parameters for the proposed self-build/custom build plot which have been carefully developed in response to specific site

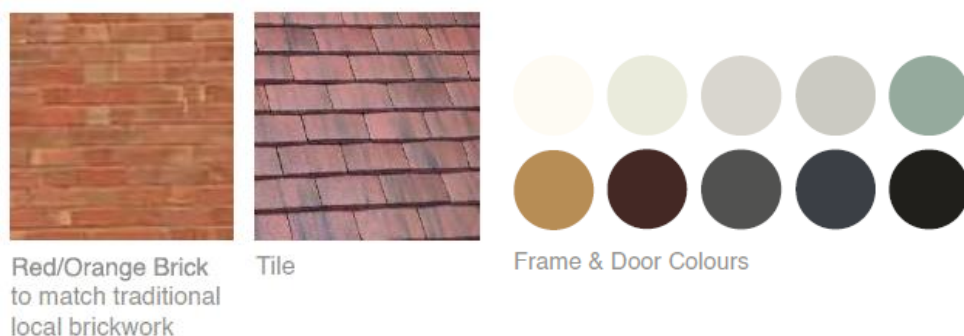
constraints, the relationship to neighbouring properties, the village context and the character of the wider area.

General Parameters for Plot Purchaser

- 3.2 Prior to the commencement of development, Reserved Matters planning approval must be applied for to the Local Planning Authority to approve matters relating to appearance, layout, scale and landscaping.
- 3.3 The merging or subdivision of plots is not permitted.
- 3.4 Prior to development, a Principal Designer must be appointed by the Plot Purchaser, as required under the 2015 Construction Design and Management regulations.
- 3.5 Storage for 3 no. 240 litre wheelie bins (recycling, garden and general waste) should be provided within each plot.
- 3.6 The number of parking spaces indicated must be provided on plot and be a minimum of 2.5m x 5.0m in size. The position of the parking space/garage is to be agreed with the Local Planning Authority as part of the Reserved Matters application. The minimum size for a single garage should be no less than 3m x 6m internally, and a double garage should be no less than 6m x 6m.

Appearance

- 3.7 The appearance of the dwelling should be sympathetic to the characteristics of the conservation area by adhering to the local vernacular design principle of a converted working building. Indicative visuals are included at Appendix 1 to show a possible design approach.
- 3.8 The palette of materials shown have all been selected from examples within the local area and also includes architectural details that, although varying in style, proportion and material, are frequently seen throughout Orton-on-the-Hill.
- 3.9 Red brick and painted brick are the most commonly found materials in the village. Slate and clay tiles are the most frequently used roofing materials, both in contemporary and traditional properties.
- 3.10 The use of dormer windows is not a traditional feature of Orton-on-the-Hill and should be avoided. Timber casement windows are more commonly found than any other window styles.



Layout

- 3.11 The Existing Block Plan Dwg 1800-0201 shows the existing overall site layout and Dwg No. 1800-0502 shows the proposed site layout. The building line of the plot should reflect that of No 4 Pipe Lane adjacent to the west of the application site to avoid any impact on neighbouring residential amenity.

Landscaping

- 3.12 The existing boundary hedgerow along the eastern and southern site boundaries should be retained to minimise any changes in views in Pipe Lane and in the road known as The Green – which are listed as key views and vistas within the Council’s appraisal of the conservation area.

Access

- 3.13 The application does not involve any alteration to the existing access from The Green. This access presently serves two dwellings (Nos 28 and 30, The Green). The Applicant has access rights onto The Green.

Scale

- 3.14 The dwelling will be 2 storeys to reflect the scale and proportions of existing dwellings in the area.

Appendix 1 – Indicative Visuals



New Dwelling
Land to the corner of The Green and Pipe Lane, Orton-on-the-Hill, Leicestershire

AT Architects, Kingsley House, 63 Holly Walk, Leamington, Warwickshire, CV32 4JG
01926 452 333 | admin@atarchitects.co.uk | www.atarchitects.co.uk

1800-0505-02

MLB | 14/03/2024



ATARCHITECTS



New Dwelling
Land to the corner of The Green and Pipe Lane, Orton-on-the-Hill, Leicestershire

AT Architects, Kingsley House, 63 Holly Walk, Leamington, Warwickshire, CV32 4JG
01926 452 333 | admin@atarchitects.co.uk | www.atarchitects.co.uk

1800-0506-02

MLB | 14/03/2024



ATARCHITECTS