Design & Access Statement

Erection of ancillary storage outbuilding Sutton Ridge House, Sutton Lane, Cadeby, CV13 0AR.

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Introduction

This statement is submitted in support of the full planning application for the erection of ancillary storage outbuilding Sutton Ridge House, Sutton Lane, Cadeby, CV13 0AR.

This Design and Access Statement (DAS) has been prepared in accordance with the requirements of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) and the provisions of the Town and Country Planning (General Development Procedure) (Amendment) Order 2006.

In accordance with National Planning Policy advice in Circular 01/2006 (DCLG) "Guidance on Changes to the Development Control System" and the guidance given in the Department of Communities and Local Government Guidance on information requirements and validation (April 2010), the level of detail presented in this DAS is proportionate to the scale and complexity of the application.

The purpose of the statement is to explain the principles and thought processes employed in the formulation of the application. As a minor development references were made to the relevant planning policies. These are predominantly the saved Local Plan policies as they take primacy in the determination of such an application and are consistent with the broader aims of Regional and National Planning Policy Statements.

Policy Considerations

National Planning Guidance

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development'
Planning Policy Statement 7 (PPS7) Sustainable Development in Rural Areas'
Draft NPPF

Local Plan Policy

The site is located outside a defined settlement boundary but under the ownership and directly associated with the residential property of Sutton Ridge House, it is therefore considered to be a sustainable location in terms of the adopted Hinckley and Bosworth Local Plan (2001)

Policy BE1: 'Design and Siting of Development'
Policy NE5: 'Development in the Countryside'
Policy T5: 'Highway Design and Vehicle Parking Standards'

Principle & Use

The principle of the existing stables and outbuildings were established via application 07/00582/FUL. More recently the permission to create a private lake was granted an extension of time under application 10/00373/EXT. With the total land holding extending to approximately 2.75 hectares, the creation of the lake will necessitate the need for additional equipment and storage facilities. The mowing and equipment and logs currently located in the existing store will be transferred to the proposed outbuilding. With the proposal well related to the existing built form, the principle is considered to remain acceptable and compatible with the rural location.

10/00373/EXT	Excavation of private lake	Approved	28.06.10
07/00582/FUL	Erection of stables & storage building	Approved	13.07.07

Amount, layout & design

The siting, design and use of matching materials complements the existing stables and as such, the proposal will not impact on the character of the surrounding countryside. Overall the completed design reflects the existing pattern of built form thus creating a fully integrated design solution.

Ecology, landscaping & boundary treatment

The scheme will not require the removal of any significant vegetation therefore there will be no detrimental effects on the ecology of the area or protected species.

Access & Parking

The existing access and parking arrangements will remain unchanged and associated with the use of the site as a private dwelling.

Conclusion

The proposal is ancillary in nature and commensurate with the overall land holding of the site. The scheme will not detrimentally affect the setting of the countryside location or compromise highway safety therefore represents an integrated ancillary use that is appropriate within the local context.