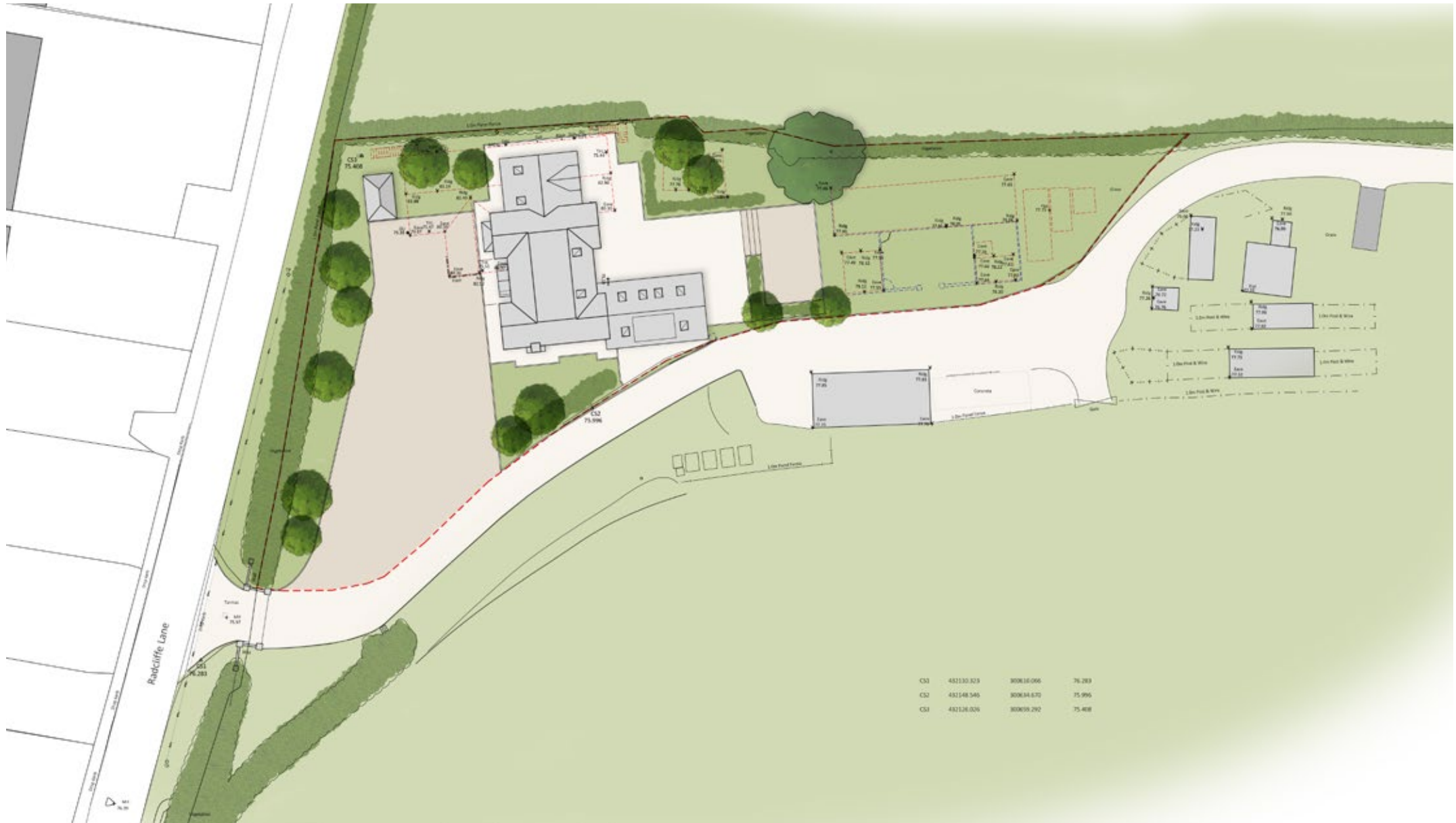




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Introduction.

This application is for the submission of a full planning application for a replacement residential dwelling at Elmsdale House, Ratcliffe Lane, Sheepy Magna. The site currently comprises of 1no. large detached residential dwelling with a number of outbuildings located to the rear [west]. The property and its outbuildings are located within the Sheepy Magna Settlement Boundary. The site and outbuildings are set within 0.2Ha.

The site is subject to a planning approval for an almost identical residential dwelling ref: 22/00392/FUL on the site. This proposed application relates to a property that is the same height, volume, mass as the dwelling that was approved under permission 22/00392/FUL with only minor changes.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

Introduction_Location Plan



Site + Context.

The property is located to the south of Sheepy Magna along Ratcliffe Lane within the Sheepy Magna Settlement Boundary. The site is located in a sustainable location with public footpath access on the opposite side of Ratcliffe Lane. There is an existing bus stop located to the north east adjacent to The Black Horse Public House. This bus route provides pedestrian access to Measham, Twycross, and Atherstone.

The site currently comprises of a large detached existing two storey residential dwelling and a number of single storey outbuildings to the rear. The dwelling is located to the northern boundary of the site and is extremely visible from Main Road. However, along Ratcliffe Lane, the dwelling is obscured by a mature, tall, dense hedgerow. There is an existing access for the dwelling to the south of the site with existing brick piers to either side of the entrance. There are some mature conifers to the southern boundary and then agricultural farmland located to the south and north of the site. To the north of the site there is an existing farmhouse with a large number of agricultural outbuildings.

There are existing dwellings located to the west of the site on the opposite side of Ratcliffe Lane. These properties are a mixture of detached and semi-detached dwellings. These range from bungalows, dormer bungalows and two-storey houses. A number of these have been extensively altered.

The existing dwelling has been extensively altered with parts of the site being previously used for commercial purposes. The dwelling currently has limited architectural merit and doesn't add to the street scene along Ratcliffe Lane.

Since the planning approval ref: 22/00392/FUL, the existing dwelling has been demolished, construction works up to floor plate level have commenced on-site for the previously approved new-build dwelling, following the discharge of the relevant Pre-Commencement Condition 5, whilst awaiting the discharge of the other conditions.



Elmsdale House, Ratcliffe Lane, Sheepy Magna Site + Context_Existing Site Plan



CS1	432110.323	300610.066	76.283
CS2	432148.546	300634.670	75.996
CS3	432126.026	300659.292	75.408

Dwelling Types + Materials.

This application site comprises of a detached two storey residential dwelling sited in a large plot off Ratcliffe Lane, with a number of single storey outbuildings located to the rear. The dwelling has undergone a number of alterations/extensions over a number of years.

The existing dwelling is clad in pebble-dash grey render with a mixture of finishes which indicate where extension have been added. The building comprises of a number of roof heights with the primary feature being gable ends. There is no visible main entrance to the dwelling with the entrance driveway continuing as hardstanding along the length of the southern elevations. The property has 2no. metal staircases, one fronting onto Ratcliffe Lane to the west and another to the east.

The house has a red-tile roof with white PVCU windows, fascias and soffits; black RWDP's and RWP's and an existing traditional chimney to the ridge. There is a single-storey lean to located to the rear of the property also.

The surrounding dwellings comprise of an eclectic mix of styles and sizes. These range from semi-detached to detached dwellings and are a mixture of bungalows, dormer bungalows and two-storey dwellings.

The predominant facing material to the surrounding dwellings is red brickwork, with a number of dwellings comprising of rendered facades. The surrounding properties are of a traditional design with pitched roofs ranging in finish from slate, clay roof tiles and pan-tiles. Most dwellings have traditional chimneys. The properties are all set-back from the road frontage behind either mature hedgerows or brickwork walls. The dwellings are located in relatively large plots with large front and rear gardens. Most properties have parking + garages fronting the dwellings with large driveways and areas of hardstanding.

The proposed new dwelling is to be constructed of bricks, handmade brown brindle clay tiles, traditional painted hardwood windows & doors, traditional natural stone cills and oak framed porch.







Planning Policy

Planning Policy

An accompanying planning statement has been prepared by CT Planning on behalf of the applicants. The proposed alterations have paid particular attention to Policy DM10 of the Site Allocations and Development Management Policies DPD which forms part of the Local Plan 2006- 2026. This was an important document in designing and approving the dwelling [Ref: 22/00392/FUL].

The proposed alterations will not materially impact the dwelling, and the incorporation of the second floor will not alter the volume, eaves height, ridge height or overall appearance to the property. The only alteration will be in the form of 2no. conservation style roof lights to the rear elevation [no dormer windows proposed to the second floor]. The further proposed alterations to the window positions/sizes, cill detail, kitchen/dining/family room changes will also not cause any adverse impact to the approved dwelling and still comply with Policy DM10. The change to the kitchen/dining/family room will amount of a reduction in height of 0.65m and an increase in width of 0.675m, but the volume will remain the same.

a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;

- The proposed changes will not impact any neighbours due to roof lights being located to the rear overlooking the clients garden. The garden is surrounded by tall, dense hedgerows shielding the view from Main Road + Ratcliffe Lane.

b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;

- The proposed changes will not alter the amenity or surrounding activities.

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

- The proposed changes will not alter the scale of the approved dwelling with architectural features retained and enhanced. The proposal seeks to make minor alterations to the fenestration detailing. All other details remain the same as that allowed under permission Ref: 22/00392/FUL.

d) The use and application of building materials respects the materials of existing, adjoining/ neighbouring buildings and the local area generally;

- The proposed dwelling will incorporate brick facades, feature brick eaves and verges, chimneys, brick string courses and plinth detail [all previously approved] with alterations proposed to the windows incorporating stone cills. These details are evident throughout Sheepy Magna. These design features are also evident within the Sheepy Parish Neighbourhood Development Plan Made May 2022.

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

- Landscaping has been at the forefront of the design and the submitted landscaping scheme. The Landscaping scheme offers a sympathetic representation that enhances the rural context of the site whilst allowing disabled access for all members of the household to enjoy.

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

- The dwelling as approved incorporates solar panels to the dwelling - this has not changed on the proposals.

g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

- The dwelling as approved incorporates an EV charging point - this has not changed on the proposals.

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

- The proposed development will utilise existing drainage connections for the replacement dwelling.

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

- The proposed dwelling provides outlook to all sides of the property and incorporates all relevant security and fire safety measures as previously approved.

Use + Amount

Use + Amount.

The application site will comprise of a new build dwelling to replace the existing two storey Elmsdale House and single storey outbuildings to the rear. The proposals are for a single building comprising of a rural designed property with accommodation over 2.5 Storeys as outlined below. The previous approved dwelling had accommodation over 2 Storeys, however accommodation has now been proposed within the roof to the dwelling. This has been achieved without raising the ridge height or altering the structure of the approved roof [Ref: 22/00392/FUL] and therefore there will be no material impact for the proposed change.

Ground Floor:

Entrance Foyer | Kitchen + Dining + Family | Formal Lounge | Lounge | Play Room | Utility/Boot Room | Powder Room | Plant Room | Store | Annexe Bedroom 5 + E/S

First Floor:

Master Bedroom + Dressing + En-Suite | Bedroom 2 + En-Suite | Bedroom 3 | Bedroom 4 + En-Suite

Second Floor:

Bedroom 6 + E/S | Gym | Store

Outside:

Garden Store

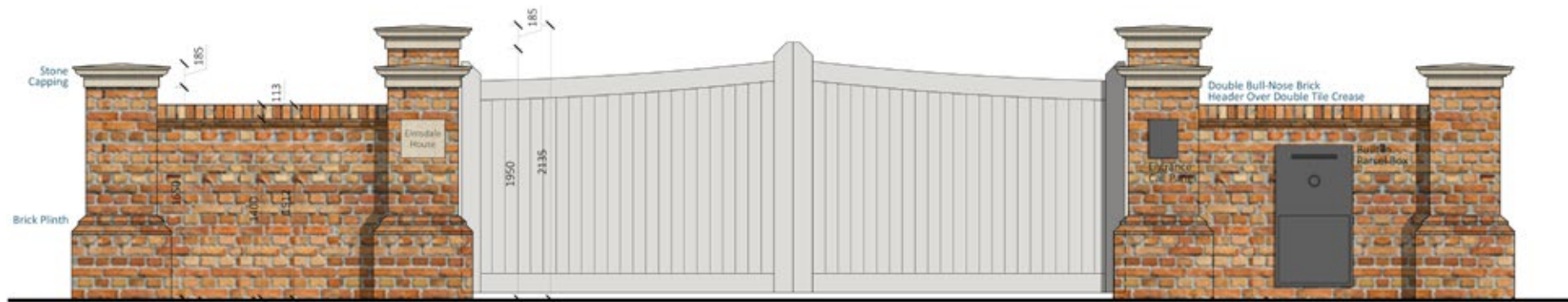


Access.

The existing access to the dwelling is off Ratcliffe Lane to the south of the site. The access driveway is fronted by existing brick piers and low-level walls which are proposed to be replaced like for like following the accidental damage caused to one of the brick piers. The driveway continues past the dwelling to the rear of the site into a track. The proposed driveway will continue to be located to the front of the property in its existing location. The existing mature, dense hedgerow to the site frontage will be retained.

The proposed design will incorporate level threshold access to the frontage and with access to the rear along the side access to the property.

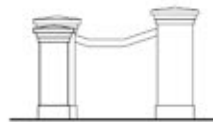




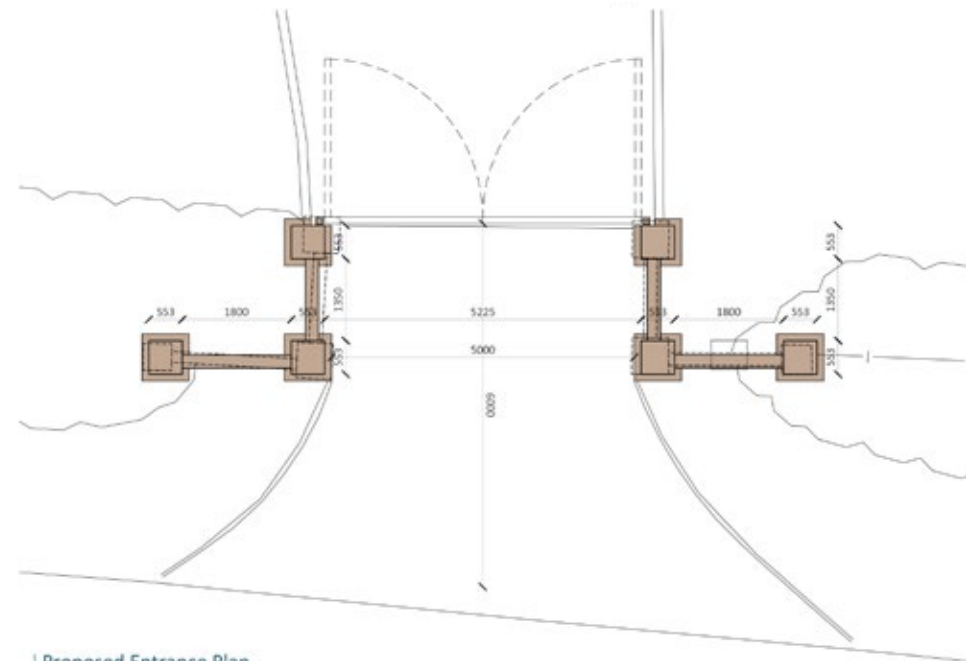
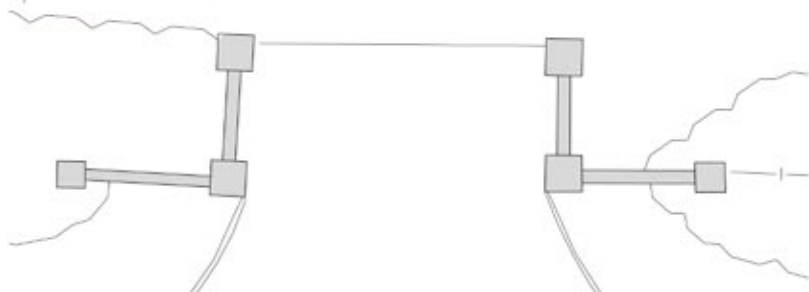
Proposed Entrance Front Elevation



Existing Entrance Front Elevation



Existing Entrance Side Elevation



Proposed Entrance Plan

Scale + Appearance.

The proposed dwelling has been designed to replicate a traditional rural property and has previously been approved [Ref: 22/00392/FUL]. The approved dwelling had been changed from the original submission with extensive design alterations to overcome officers design concerns.

The proposed property retains the same design and footprint as that allowed under permission ref: 22/00392/FUL, with some minor alterations that have been outlined below:

- Incorporation of second floor to dwelling without any external alteration to the eaves height, ridge height or building massing. The second floor will incorporate 1no. bedroom, gym and store with the introduction of 2no. conservation style roof tiles to the rear elevation. The roof-lights will be located between the two rear gables and will not have a material impact on the open countryside or amenity to any neighbours. The roof-lights rather than dormer windows will not impact the proposed building volume and will be in-keeping with many surrounding dwellings sited in the open countryside, that incorporate roof lights within the roof structure.
- Alterations to rear gable projection [kitchen/dining/family room] to increase the width of the room but with a reduced roof pitch and therefore ridge height. The alterations to the roof pitch will off-set the widening of the room with the proposed changes having the same volume as the approved rear gable projection. Both the approved and proposed will have a volume of circa 249m³. The proposals also seek to remove the chimney to the rear of the gable and replace with brick detailing and a feature window.

- Fenestration alterations incorporating feature stone window cills and brick headers [similar to various dwellings within Sheepy Magna] to maintain the traditional appearance to the dwelling. The stone cills will replace the previously approved brick window cills with some window sizes altered to provide a hierarchy between the ground floor and first floor.
- Alterations to window/door locations within the kitchen/dining/family room due to internal layout changes.
- Minor alterations to internal layout, however internal room locations remain the-same.
- Replacement entrance brick piers to be re-built in matching brick to the house and incorporate entrance gates.

The design of the dwelling is very fitting for the rural location given that the surrounding land is agricultural. There is an existing farm and agricultural buildings to the north of the site with an rural workers cottage located to the east.

The property will comprise of traditional detailing with the building being rotated 90 degrees to front onto Ratcliffe Lane given that the existing dwelling sides-onto Ratcliffe Lane providing no positive street frontage. With the proposed building being rotated and set back, the dwelling will mirror the properties to the west of Ratcliffe Lane, as has previously been approved

The dwelling will be two storey with rooms located within the roof [2.5 storey] with roof-lights located to the rear. The dwelling will incorporate a number of traditional details like stone cills, feature brick headers, brick soldier course, brick eaves & verges and low level plinth detail, and an oak entrance porch. The proposed scheme is the same height, volume and mass as that previously approved, thus establishing the principle of the replacement dwelling on the site.

Scale + Appearance



Approved Rear Elevation



Approved Front Elevation



Proposed Rear Elevation



Proposed Front Elevation

Scale + Appearance



Approved Side Elevation



Approved Side Elevation



Proposed Side Elevation



Proposed Side Elevation

Landscape Strategy.

The landscaping for the property is at the forefront of the design. The proposed development will retain the existing mature, dense hedgerow to the site frontage and along the northern boundary.

To the frontage the site will alter the existing driveway whilst retaining an area of greenery to the west for new semi-mature native tree planting. There will also be pockets of greenery/landscaping to the south and north of the site allowing for new areas of soft landscaping.

The dwelling will incorporate a new patio area to the rear of the dwelling with a stepped approach to the rear garden. The patio area has been designed to allow the disabled members of the household with flat and safe areas for all to enjoy the garden.

The entrance will then incorporate a larger area of hardstanding for vehicle parking as currently visitors struggle to enter and exit in a forward gear.

The incorporation of well maintained landscaping areas will also help to soften the appearance of the dwelling. Existing trees and hedgerows are to be retained along the boundaries to the site. A proposed landscaping scheme has been incorporated into the planning application submission.



Biodiversity.

The current site comprises of an extended two storey dwelling set within a large plot with a number of single storey outbuildings to the rear. The site currently has areas of hardstanding to the side, front and rear of the dwelling. The proposal seeks to replace the dwelling with a new building which will be rotated 90 degrees and set away from the existing northern boundary and hedgerows. The new dwelling will incorporate new areas of biodiversity to the front and rear of the dwelling with new pockets of landscaping.

The new-build dwelling will also incorporate enhanced heating systems with the inclusion of solar panels to the roof with the dwelling incorporating enhanced insulation.

Sustainability.

The layout has been designed to maximise passive solar gains to the rear and limit overshadowing where possible. The existing tree and hedgerow planting within the site will be retained and enhanced with new areas of landscaping.

Waste + Recycling Facilities.

The proposed dwelling incorporates waste and recycle storage within the residential curtilage as detailed on the landscaping plan submitted under Ref: 23/00397/DISCON. It is proposed that waste and recycle collection will occur as existing off Ratcliffe Road.

