Design and Access Statement



Erection of a Dwelling at Glebe Fisheries, Peckleton Common

October 2008

Landmark
PLANNING

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1. Introduction

The purpose of this statement is to set out the context for, and to explain the design principles behind, an application for the erection of a permanent agricultural dwelling at Glebe Fisheries, Peckleton Common. The applicant is Mr R. Marlow, with accompanying plans prepared by METZ Architects.

This statement is based on the frameworks set out in **PPS1 (2005)**, where design is considered to be an important theme within the planning system; and the **DETR & CABE** publication **By Design (2000)**, which aims to raise standards of urban design. Good design, it states, is central to good planning. The brief also recognises **Safer Places (2004)** published by the Office of the Deputy Prime Minister and the Home Office, which aims to reduce crime through good design. Safety and security it says is essential to successful, sustainable communities. The 2007 CABE document **Building for Life** has also been considered in the design of this scheme. This document sets out 20 key questions to ensure that developments meet the Government's design quality for new homes.

The **Planning and Compulsory Purchase Act (2004) (Section 42)** requires a design and access statement to accompany applications for planning permission. This statement recognises the emergence of these requirements and seeks to address the relevant issues in this report.

It is important to note that Circular 01/06 explains that the request for the access component of the statement relates only to access to the development and not to the internal aspects of individual buildings.

The report first considers the environmental, economic and social context of the proposal; this is followed by a summation of the relevant planning policy and history. Design principles for the proposed development are then set out, followed by justification for the proposal. This justification is analysed under seven headings: use; layout; scale; appearance; landscaping; access and parking; and, building sustainability.

This application is a re-submission following a refusal of planning permission. It follows pre-application meetings and discussions with the Planners.

2. Physical Context

2a Location

Glebe Fisheries is located off Peckleton Lane, close to Peckleton Common. The fishery forms part of Mallory Park Fisheries, with Glebe Fishery consisting of eight fishing pools and additional stock ponds. The site consists of 34 acres of land, with the proposed land for the dwelling occupying less than 1 acre.

2b Local Built Character and Site Description

The site currently has a temporary dwelling on site, close to the proposed footprint of the dwelling through this application. This building will be removed once the new dwelling is completed.

Glebe Cottage and Wayside Cottage are located adjacent to the wider fishery site, but are not visible from the proposed dwelling location. These connected dwellings form rendered buildings with pitched, tiled roofs, with Wayside Cottage having a modern brick and timber rear extension.

On the opposite side of the highway from the fishery, there are two dwellings, Rose Cottage and Myrtle Cottage. These from brick and timber buildings with pitched tiled roofs, but are not visible from the proposed location of the dwelling. Brakengate bungalow is located to the east of the site, forming a pitched roof rendered building. Again, boundary vegetative screening removes views of this building from the proposed location of the new dwelling.

The site is open in character with landscaping and bunds obscuring the parking and support facilities from the ponds, and countryside beyond. Natural hedges, fencing, bound the site and areas of unmanaged woodland that extends into the open countryside beyond. The site itself is relatively obscured from the surrounding countryside.

3. Socio-Economic Context

The site has been developed as a fishery over a number of years, with continuous enlargement and investment in the site. The complex incorporates a number of fishing ponds, fish rearing ponds, 'eco-ponds', set aside nature and woodland areas, accessible via numerous waterside and woodland paths.

The business contains a substantial fish stock and turns a good profit, sufficient to support a full-time manager. The enterprise also provides limited employment for a number of additional persons. The site forms an important leisure facility, drawing a number of people from the surrounding area. This provides additional support for local facilities, which may be used by members/visitors to Glebe Fisheries.

4. Planning Policy Context

The decisions made in planning the design of the scheme have been influenced by national policy guidance in the form of PPG's and PPS's and by three tiers of statutory planning policy at the regional, county and local level, which make up the Development Plan for Hinckley and Bosworth Borough. Council.

4a National Policy

PPS 3: Housing (November 2006) indicates that housing in rural areas should respect the key principles of this PPS, and

provide high quality housing that contributes to the creation and maintenance of sustainable rural communities (para. 3).

Paragraph 12 highlights that good design is fundamental to the development of high quality new housing. Design that is inappropriate in its context, or that fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted (para. 13).

Developments should be attractive, safe, accessible, functional, inclusive, have their own distinct identity and maintain and improve local character (para. 14).

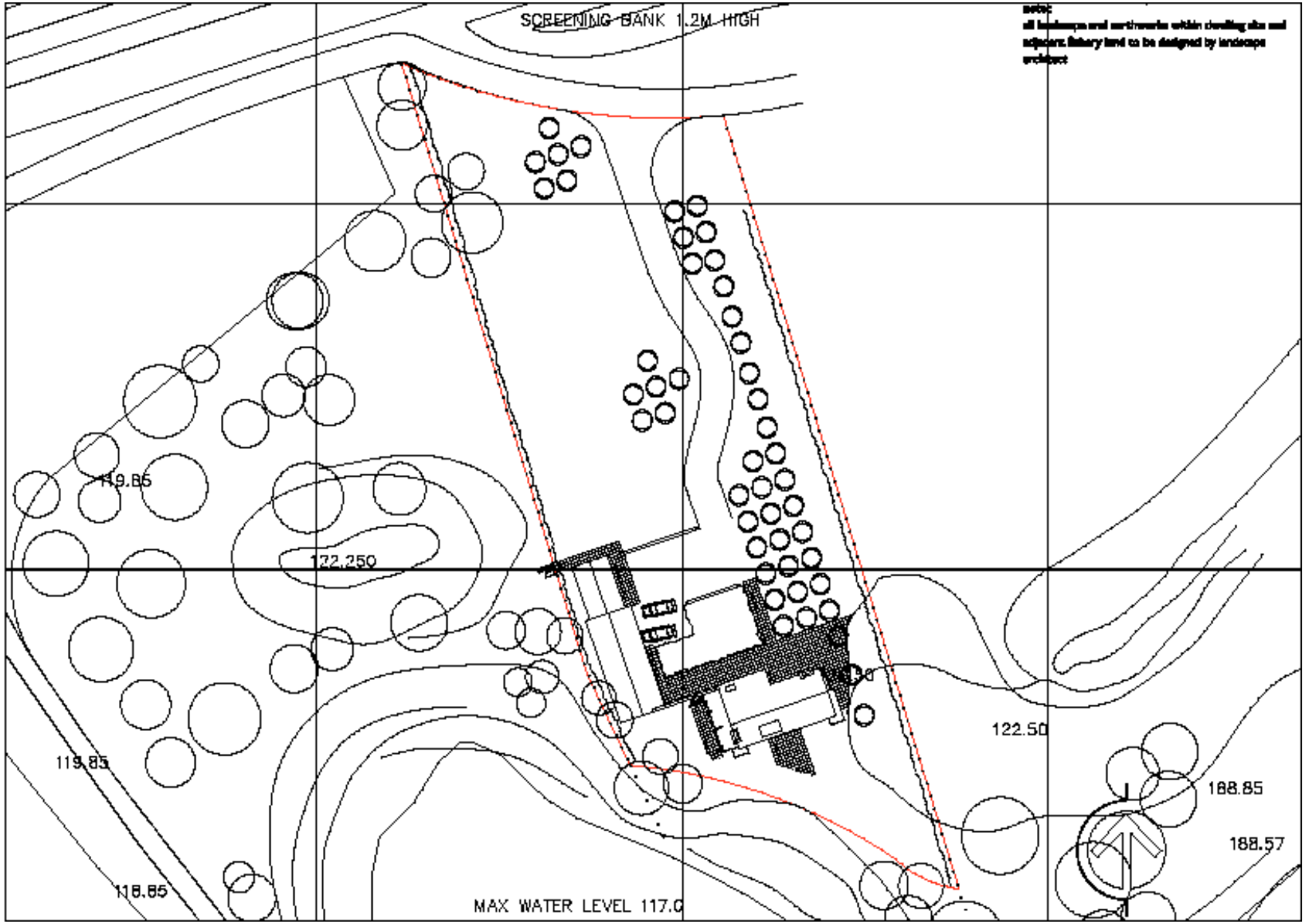
Planning Policy Statement 7 (2004) states that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled. The Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all (paragraph 1). Paragraph 10 states that isolated new houses in the countryside will require special justification for planning permission to be granted. Where the special justification for an isolated new house relates to the essential need for a worker to live permanently at or near their place of work in the countryside, planning authorities should follow the advice in **Annex A** to PPS7.

Annex A states that one of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work.

New permanent dwellings should only be allowed to support existing agricultural activities on well-established units, providing:

i. there is a clearly established existing functional need;
ii. the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
iii. the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
iv. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
v. other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

Agricultural dwellings should be sited so as to meet the identified functional need and to be well related to existing farm buildings, or other dwellings.


SCREENING BANK 1.2M HIGH
note:
all landscape and earthworks within dwelling site and adjacent fishery land to be designed by landscape architect
119.85
122.250
122.50
119.85
188.85
188.57
118.85
MAX WATER LEVEL 117.0

Site Plan

Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions.

4b Development Plan

The following policies are of relevance from the Development Plan:

RSS 8: Regional Spatial Strategy for the East Midlands (March 2005)

Policy 6 states that Development Plans, Local Development Frameworks and other strategy documents should ensure that new development maintains the distinctive character and vitality of rural communities, strengthens rural enterprise and linkages between settlements and their hinterlands by encouraging a number of opportunities, including encouraging development opportunities related to the rural economy, such as farm based enterprises and the appropriately scaled growth of new and existing rural businesses.

Hinckley and Bosworth Local Plan (Adopted February 2001)

The following 'saved' policies are of relevance to the proposed application:

Policy NE5 covers development in the countryside. The Countryside will be protected for its own sake. Planning permission will be granted for built and other forms of development in the countryside provided that the development is either:

a. important to the local economy and cannot be provided within or adjacent to an existing settlement; or
b. for the change of use, reuse or extension of existing buildings; or
c. for sport and recreation purposes.

And only where the following criteria are met:

i. it does not have an adverse effect on the appearance or character on the landscape;
ii. it is in keeping with the scale and character of existing buildings and the general surroundings;
iii. where necessary it is effectively screened by landscaping or other methods;
iv. the proposed development will not generate traffic likely to exceed the capacity of the highway network or impact road safety.

Policy RES12 considers new agricultural dwellings. In accessing planning applications for dwellings required to accommodate a person employed in agriculture, the following matters will be considered:

a. the agricultural holding must be of a nature that requires a person to live on the site, having regard to the security and efficient operation of the holding;
b. the holding must be sufficiently viable to sustain any additional worker in full time employment;
c. the availability of suitable alternative accommodation in the local housing market.

Where the principle of a new agricultural dwelling is supported, every effort should be made to locate it within a settlement, or alternatively, within or adjacent to an existing farm complex or other group of buildings (**Policy RES12**).

Policy BE1 covers the design and siting of development. A high standard of design will be sought in order to secure attractive development that safeguards and enhances the existing environment. Development should complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features, and should incorporate design features that reduce energy consumption.

5. Design Constraints & Opportunities

The following constraints and opportunities for the proposed scheme were identified, drawing upon the assessment of the site and the surroundings and relevant planning policy:

5a Constraints

- Located outside established settlements.
- Impact on countryside.
- Impact on existing landscaping on site.

5b Opportunities

- Provision of a permanent dwelling to oversee the daily operation of the business.
- To provide security for the business.
- To provide an individually designed dwelling that responds to its surrounding landscape.

6. Relevant Planning History

Permission was granted to permit phasing of development to provide fishing ponds with angling stations, eco-ponds and supporting car parking, an access road and footpaths. Land sculpting through the creation of banks and vegetation planting were also undertaken.

A second phase, completed in 1999, enlarged the facilities available and on-site landscaping, including the provision of three additional fishing ponds.

In 2001, permission was granted for six fish rearing pools, which has been operational since 2004 (appli. 02/0144/FUL).

In August 2003, planning permission was granted for temporary consent for a managers dwelling on the site (appli. 02/00145/OUT). This allowed a temporary dwelling for a three-year period.

An application seeking planning permission for a permanent dwelling was refused planning permission in 2008 under reference no 07/01491/FUL.

7. Design Principles

- To create a sustainable development that respects its countryside setting.
- To design a dwelling that minimises its visual intrusion, whilst enabling surveillance across the holding.
- To limit the impact of the dwelling on the existing landscaping on site.



North West Elevation

8. Development of the Scheme

Discussions with the Planners has established that the proposed siting is the most appropriate location for the dwelling given its positioning, and screening behind an exiting landscaping bund and its ability to provide surveillance and security for the whole site.

Its position in relation to the existing access was also a prime consideration as it prevents the need for an additional point of access.

In order to address the concerns raised in respect of the size of the dwelling the proposal has been reduced so as not to exceed 185 square metres gross floor area. It was also agreed that the ancillary office and storage accommodation is submitted as part of this application so that the total design concept can be portrayed.

The dwelling is shown to be will be orientated roughly in a southern direction, overlooking the enterprise. As the ground floor accommodation is obscured from the enterprise by the existing bund to the south, the living accommodation is provided on the first floor, maximising surveillance from the main living accommodation.

The outbuildings form a separate linier group of buildings to the north-west of the dwelling. Access will be taken from the north, off the existing access track.

The building has a modern appearance with glazed elements stretching from floor to eaves level. These areas are balanced against the regular positioning of windows on the main elevations. A pitched roof, set upon walls that contain elements of cladding and brickwork provide an attractive use of materials.

The outbuilding has been designed as a more traditional, subsidiary agricultural type building cladded in timber.

9. Planning Justification

9a Use

The site forms an established commercial/recreational fishing complex, incorporating a number of fishing ponds, breeding pools and a conservation area, along with a car park. Limited period consent was granted for a static caravan on the site for occupation in relation to the fishing enterprise.

The granting of permission for a temporary dwelling in the countryside in August 2003 on this site established the functional need for the dwelling for the fishing enterprise.

Since this time, additional investment has been made to the enterprise further justifying the need for on-site personnel.

Permanent on site personnel are required, for amongst other things, oversee the safety of users of the facility, ensure the fish stock are safe from natural predators and undertake remedial action to the ponds/water source when necessary. The need for speedy remedial action is vital to ensure the survival of the fish stock, and such action has been required on several occasions over the last three years.

The turnover of the enterprise has increased since 2003, indicating that the enterprise is both established and profitable. The erection of a permanent dwelling for occupation by the site manager/owner should therefore be considered acceptable and in conformity with **Annex A** of **PPS 7**, **Policy 6** of RSS 8 and **Policies NE5** and **RES12** of the Local Plan.

9b Layout

The holding comprises 34 acres and less than 1 acre (0.4 ha) will form curtilage land for the dwelling. This land comprises that on which the existing static caravan is located. The proposed location is adjacent to the existing car park area on the north side of the holding.

Locating the dwelling here will limit the impact on the countryside through minimising the driveway required to reach the dwelling and reduce its visual impact. Existing tree screening between the car park and dwelling, as well as boundary trees minimise views from the adjacent highway and parking elements.

This will be enhanced through additional tree planting. The existing bund around the northern perimeter of the adjacent lake restricts views of the dwelling from the south, whilst allowing views from the upper floor of the dwelling across the fishery.

In considering the application for a temporary dwelling on this site, the Council indicated that the dwelling's siting was acceptable as it is '*close to the entrance and overlooks the main fishing pond giving optimal outlook over the site and providing a visible deterrent'* (Planning Committee Extract 12 August 2003). Positioning a permanent structure in a similar location should therefore be considered acceptable and in conformity with **Policy NE5** of the Local Plan.

9c Scale

The dwelling forms a two-storey building with a single storey ancillary building adjacent to the dwelling. The main element has a ridge height of 7.9 metres, with the single storey elements at a maximum of 4.5 metres. The building itself is located approximately 150 metres away from the nearest dwelling and as such forms a building in isolation in terms of its design and scale. In any case, the height of the building at two storeys is characteristic of agricultural dwellings. It also typifies the height of the buildings within Peckleton Common, the nearest settlement.

The scale of the building should not be considered excessive for occupation by the enterprise's operator, whilst the

supporting building, containing an office, garage and workshop will enable all activity relating to both the business and car parking to be concealed within buildings, protecting the appearance of the countryside.

The scale of the dwelling should be considered commensurate to the needs of the enterprise's manager whilst also reflecting the scale of the dwellings closest to the site. The scale of the building should be considered to comply with **Policy BE1** of the Local Plan.

9d Appearance

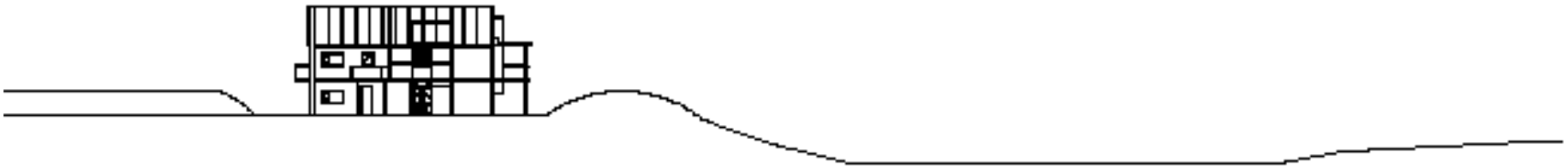
The dwelling incorporates a number of traditional building elements, complemented with more modern features. The overall form provides a roughly rectangular dwelling with a gable ended pitched roof that is broken up through the buildings design and use of materials.

The building has been designed to provide the principal rooms overlooking the ponds. A main design feature is to provide the living accommodation on the first floor to maximise passive surveillance of the enterprise over the top of the adjacent bund.

Taking this into account, a number of sizable windows have been provided on the south-east and north-west elevations. Provision of vertically aligned windows throughout the building provides an attractive regularity to the dwelling.

To assist with the buildings articulation, two protruding chimneys are provided, along with two balcony areas. These allow additional surveillance of the enterprise whilst enhancing the design of the building and creating additional usable space for its occupants.

The building contains a variety of materials. The ground floor walls will be constructed from brick, with the first floor covered in timber cladding. The roof will be constructed from slate. The use of traditional materials, enables the building to retain the character of other dwellings in the wider area, whilst



Indicative Section

incorporating natural materials allows the building to sit more comfortably within its countryside location.

The outbuilding takes the form of typical agricultural outbuildings that you would expect to see in the countryside.
The design of the dwelling and the subsidiary appearance of the outbuilding should be considered acceptable and in conformity with **Policy BE1** of the Local Plan.

9e Landscaping

Hard landscaping will be kept to a minimum to reduce the developments impact on the countryside. This will take the form a driveway along the side of the car park and the car parking/turning facilities in front of the dwelling.

The driveway is largely already in existence further reducing the development's impact on the countryside.

Soft landscaping will take the form of grassed areas with copses of trees. The trees will complement the existing planting on the fishery, with native species utilised.

The proposed landscaping minimises the developments impact on the wide countryside and fishery site, through sensitive planting of natural species. Both the proposed hard and soft landscaping arrangements should be considered acceptable.

9f Access & Parking

The existing access will be utilised off the side of the car park that currently serves the temporary dwelling. In this respect, the access arrangements will not have any impact in terms of the character and appearance of the area or upon highway safety.

The site, access drive and car parking/garaging areas are to be constructed at gradients to ensure that they pose no access issues for wheelchair users whether arriving by car or on foot.

The driveway will also be surfaced with appropriate materials to ensure that all pedestrians visiting the two dwellings, including wheelchair users, have a safe and convenient access from the pavement to the entrance door of each property.

Garaging, with additional hardstanding in front of the garages provides sufficient parking commensurate to the scale of the dwelling, as set out in **Appendix D** of the Local Plan.

9g Building Sustainability

The applicant is a keen environmentalist and as part of the scheme wishes to embrace the following tenets of environmental approach to design:

- Surface water management
- Energy efficient / CO2 reduction
- Water efficiency
- Site waste management
- Household waste management
- Careful selection of materials.
- Maximising the quality of internal environments

To achieve each of these categories the design and specification consider the following:

Energy efficient / CO2 reduction
Use of low carbon technologies.
Maximising the use of natural light and heat from south east facing double height space, but also controlling the solar gain at peak times.
Use of natural ventilation
Efficient heating and heat storage.

Water efficiency
Grey water recycling, rainwater collection, use of low flush WC's

Surface water management
The house will be designed to avoid, reduce and delay run off of rainfall to public sewers and watercourses.

Site waste management
The existing bunds are to be remodelled so that they can be maintained. As per the previous planning applications, soil will be re-landscaped into the site.

Household waste management
The site is designed for storage of non-recyclable waste and recyclable household waste. The applicant client will be composting/recycling household waste where possible.
Household Foul waste management – The management of waste on site using Biodisc digester or similar system,

Careful selection of materials
Timber and timber products from certified, sustainable, managed sources.
Minimum use of PVC products – these contain many chemical bi –products which are harmful to the environment.
Use of locally sourced materials, if available and within cost plan
Minimise the use of harmful chemicals for example in the use of wood preservatives, cleaning fluids, paints and solvents.

The sustainability aspects of the building should be considered more than acceptable and in line with **Policy BE1** of the Local Plan.

10. Summary

This application seeks to erect a permanent dwelling of a scale commensurate to the needs of the business manager. The functional need for this dwelling has been previously accepted, whilst the financial status of the enterprise indicates that it can support the erection of the dwelling.

The siting of the dwelling ensures that surveillance of the site is maximised, whilst minimising the impact of the dwelling on the overall holding and countryside beyond.

The design of the building provides an attractive modern dwelling that incorporates all the facilities internally, minimising the residential appearance on its countryside setting.

There are no material planning reasons why this application should not be granted planning permission.

Phil Rowland Dip TP MRTPI **October 2008**