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This Design & Access Statement is submitted on behalf of Mr. and Mrs. Rogers as part of the application for full planning permission for the erection of new a dwelling utilising the existing access at Strathmore (No.57 Broadmead Lane), Crockerton, Warminster.

This Design and Access Statement has been prepared in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (statutory instrument no.1062) and in accordance with the booklet produced by the Commission for Architecture and the Built Environment (CABE) 'Design and access statements – How to write, read and use them' (2006).

1.0 RESPONSE TO CONTEXT

Crockerton is a village that is clearly split into two settlement parts (north and south) but separated only by an approximate 150m wide strip of open countryside. The site is located on the north side along Potters Hill and lies approximately 250m north of the valley bottom which runs eastwards from Shearwater towards the River Wylye.

The application site is within the side garden and residential curtilage for the main property as Strathmore (No.57 Broadmead Lane) within the village of Crockerton. It is accessed from Broadmead Lane on land that slopes down to the west and is located within the Cranborne Chase AONB.

1.1 Planning History

PL/2022/07829 – Approved

Outline planning application with all matters reserved

except access for the erection of one dwelling and associated works

19/11188/OUT – Approved

Outline planning application with all matters reserved

except access for the erection of one dwelling and associated works

W/91/00832/FUL – Approved

Accommodation (granny annexe) over existing double garage

W/96/01634/FUL – Approved

Alterations and extension to porch

2.0 PRINCIPLE OF DEVELOPMENT

Wiltshire Core Strategy –

CP1 – Settlement Strategy;

CP2 – Delivery Strategy;

CP31 –Warminster Community Area;

CP51 – Landscape;

CP57 – Ensuring High Quality Design and Place Shaping

Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

Landscape Character Assessment – Wooded Greensand Hills 7A – Longleat Stourhead Greensand Hills

Cranbourne Chase AONB Management Plan 2014-2019

National Planning Policy Framework

Principle of Development: Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material

considerations indicate otherwise. In this case, the Wiltshire Core Strategy, including those policies of the West Wiltshire District Plan that continue to be saved in the WCS, forms the relevant development plan for the Warminster Community Area.

2.1 Wiltshire Core Strategy (WCS) Core Policy 1 sets out the settlement strategy for Wiltshire identifying four tiers of settlement namely: Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages. Appendix F of the WCS identifies Crockerton as a small village and therefore it no longer has a settlement boundary and any proposals would need to comply with CP2, CP31, CP51 and CP57.

2.2 Wiltshire Core Strategy (WCS) Core Policy 2

In making a judgement as to whether the application site is within the existing built form of Crockerton, Core Policy 2 sets out the delivery strategy and any developments will be considered appropriate and favourable if accords with the parameters of the policy. **PL/2022/07829 and 19/11188/OUT** consents for a new detached dwelling were approved within the same application site establishing the principle for development**.** Therefore, no further commentary is deemed necessary for this application in relation to this aspect.

2.3 Wiltshire Core Strategy Core Policy 51 and Cranbourne Chase AONB Management Plan 2014-2019

In addition to CP2, the Wiltshire Core Strategy Core Policy 51 and Cranbourne Chase AONB Management Plan 2014-2019 relates to the landscape character and impacts the proposals may have. Landscape effects impact in various degrees of magnitude on the fabric and character of the landscape, moderated by its sensitivity and capacity to accommodate change. The significance of adverse and/or beneficial visual effects results from identifying principal viewpoints, assessing the degree of change in view, and consideration of the sensitivity of the viewer.

The site is lower than the surrounding land and is not prominent from the wider views as the site is enclosed with hedgerows demarcating the boundaries. This planting contributes to the character of the area, which is also characterised by detached dwellings typically two storeys in height. The approved dwelling under PL/2022/07829 also included a two storey element.

During the design process careful consideration has been given to the siting of the proposed new dwelling to avoid potential shading from the trees and therefore to avoid future felling. The design complies with the BRE Report 2009: Site Layout Planning for Daylight and Sunlight and BR209 by ensuring the main windows receive the minimum annual probable sunlight hours in both summer and winter along with a large proportion of the amenity space receiving a minimum of two hours of sunshine at the spring and autumn equinox.

2.4 Wiltshire Core Strategy Core Policy 57

The planning drawings also demonstrate the compatibility of the scheme in relation to Core Policy 57 of the Wiltshire Core Strategy, which requires a high standard of design in all new developments complimentary to the locality. As previously noted, the new dwelling on this site respects the pattern of the area and compliments the architectural styles responding to the local undulating topography while maintaining the existing landscape characteristics.

The design has been considered in terms of the separation distances involved between the proposal and the neighbouring dwellings, the orientation of the plots and configuration of first floor windows and screening of the site.

The relationships to the boundaries and neighbouring properties, including Strathmore, are comparable to the dwelling approved under **PL/2022/07829.**

2.5 Wiltshire Local Transport Plan 2011-2026 – Core Policy 60

The proposed dwelling complies with Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy offering sufficient space for the required number of parking spaces. The dwelling will use the existing access which provides sufficient visibility in both directions. This has been demonstrated on the planning drawings using the 43m distance even though Potters Hill and Broadmead Lane are narrow lanes with a restricted speed limit and generally used only by local residents with the school traffic directed down Broadmead Lane.

PL/2022/07829 and 19/11188/OUT consents for a new detached dwelling that was approved on this application site using the existing access. The proposals that form this application would not alter the access assessment and comply with the conditions attached to the former consent.

2.6 Provision of services including drainage

The application site is located within an area served by mains water supplies with surface water proposed to be dealt with via soakaways, a method approved by Wiltshire Council Building Control on projects locally. The foul drainage will be dealt with via individual treatment plants to comply with the requirements of the Environment Agency binding rules.

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewer and non-sewer, permitted during this period.

Following the cabinets resolution on 5th January 2021, which secured a funding mechanism and strategic approach to mitigation, the Council has favourably concluded a generic appropriate assessment under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This was endorsed by Natural England on 7 January 2021. As this application falls within the scope of the mitigation strategy and generic appropriate assessment, it is concluded that it will not lead to adverse impacts alone and in-combination with other plans and projects on the River Avon SAC.

As this application is considered favourable to CP2 it therefore complies with the Generic appropriate assessment of developments in Wiltshire occurring in the River Avon SAC catchment January 2021.

3.0 AMOUNT

The overall amount of development proposed has evolved through detailed and extensive consideration of the overall plot constraints, opportunities presented by this site and approved outline consent. From assessing the illustrated plans approved under PL/2022/07829 the dwelling has a total floor area of habitable rooms of 230msq comprising 135msq on the ground floor and 75msq on the first floor. The site area was noted as 0.06ha taken from an Ordinance survey map.

In comparison, the proposed dwelling has a total floor area of 240msq comprising 125msq on the ground floor and 115msq on the first floor measured at 1.8m headroom. In addition, the scheme offers a two-bay carport and a garden store, to avoid the need for garden sheds. The site area for this application is 0.09ha taken from a detailed topographic survey.

In terms of accommodation the only difference is the additional bedroom and all bedrooms located on the first floor allowing an increased Kitchen / Dining / Siting open plan space. Therefore, the proposals under this application should be viewed favourably due to the close similarities to the already approved dwelling.

4.0 USE

The proposed development is entirely residential. Such use is in keeping with the residential character of the area and fully accords with the National Planning Policy and Wiltshire Core Strategy.

5.0 LAYOUT

The layout of the development on the site responds to the existing pattern of development on adjacent land as noted above. The dwelling will have comparable relationships with the site boundaries, thereby preserving the existing pattern of development in the area and complying with CP 57.

The layout has been derived from an understanding of the topography of the site creating stepped floor plans. This will result in the dwelling being integrated into the landscape helped with the selection of materials and appearance. The approach has been to create traditionally proportioned rooms at the front of the dwelling with a large dayroom to the east-west axis optimising the daylight. The first floor rooms have been designed to face either south or north overlooking the valley or towards the primary school thus avoiding overlooking the neighbouring residential properties. The North-South Section highlights the change in levels from Potters Hill and the site, which when viewed along the road and from the school, the dwelling will have the appearance of being single storey.

The site layout is closely related to the approved outline permission in that the dwelling is sited centrally in the plot. The vehicle access off the private drive, shared with Strathmore, has been widened to allow turning and parking in accordance with Highway standards allowing provision for three vehicles or five if double parking in front of the carport.

The carport is single storey built into the ground set back from the main entrance. The ground levels to the boundaries are to remain as existing in order to retain the vegetation.

6.0 SCALE AND MASSING

A detailed survey of the site was commissioned establishing the existing ridge heights and the approved ridge heights being:

- The School has ridge heights of 150.94 and 153.700
- Strathmore ridge is at 143.420
- Strathmore annex ridge is at 145.430
- The approved outline illustration drawings referenced to the detailed topographic survey provide a ridge height of 150.700.
- The proposed dwelling ridge heights are 150.000 for the 1.5 storey and 150.950 for the two storey with the carport ridge at 148.200.

In summary, the two storey element of the dwelling is the same height at the lowest school building and comparable to the outline approved. This demonstrates that the design, which forms this application, would have a similar or reduced scale and massing to the neighbouring buildings complying with CP2 and 57.

The step in plan and elevation along with the storey change from 1.5 to 2 provides a low impact and appropriate dwelling in keeping with the character of the area. The change in wall materials also contribute to this approach and appearance.

7.0 APPEARANCE

It has been established in the text above that the dwellings on Potter's Hill represent a collection of architectural styles and recently replacement dwellings have been granted permission with contemporary designs and with materials similar to that proposed for this application. The approach to the overall site has been to create a dwelling of similar size to that approved with an architectural style to avoid creating an uncharacteristic development in the area.

Retaining the existing access and the mature trees to the southern boundary also creates an interesting setting and has enabled the plot to be maximised in terms of the landscape and orientation. The timber cladding is proposed to be left untreated and will therefore weather to a silver colour of varying shades depending upon the elevation. The horizontal cladding creates a collaborative appearance with the zinc standing seam roof covering and vertical windows. The dormers too are zinc cladded projected off the external walls.

The open plan reception room is orientated facing south with views over the valley and a terrace with further large sliding doors to the more shaded north terrace. As part of the passive design strategy the large south facing windows have external sliding louvre cassettes, aluminium framed with timber blades, providing flexibility to prevent solar glare to suit the occupancies requirements. The overriding design principle of the dwellings is for the main aspect to face south preventing overlooking to the neighbouring properties and optimising natural daylight.

The large openings too have been positioned as part of the passive strategy providing natural cross ventilation through this room. It is anticipated that the dwelling will include a heat recovery system utilising solar heat to heat the north facing rooms along with solar panels and air source heat pump.


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1. Zinc standing seam roof



2. Vertical timber cladding



3. Zinc cladded dormers

4. sliding timber louvres in aluminium frame



5. Through colour render

6. Zinc cladded dormers

7. Step in levels responding to the topography



8.0 LANDSCAPING

The general approach has been to retain as much of the existing landscaping as possible including many of the trees and hedgerows within the plots. The detailed topography survey provides information on the existing trees and hedgerows on the site including the current canopy spread. The survey also includes the contours with the proposed site plan noting the finished levels, vehicle access and hard and soft surfaces. As the proposal will be for residential use the plant mix and density to the areas shown on the site plan is requested to be left to the owners. However, the proposals show a laurel hedge to be planted to the Strathmore boundary and the existing vegetation to the existing north and east boundary to remain and these could be conditioned.

Although the proposal would not include any demolition of a building or the removal of any establish planting the applicants are keen to promote an ecology aspect to the scheme forming a habitat creation. These include a cavity bat box to the north gable and sparrow nest boxes to the carport and west elevation. The external lighting will all be downlighters to prevent light pollution.

9.0 FLOOD MAP

The Environment Agency map shows the Site is not considered to be at risk of flooding and is Flood Zone 1, which is defined as a 'low probability' zone assessed as having a less than 1 in 1000 (0.1%) annual probability of flooding in any year. PPS25 advises that all uses of land are appropriate in this zone and as such the proposal meets the aim of the policy. The proposal will not affect the surrounding area.

10.0 ARCHAEOLOGY

From the County Archaeologist comments on the PL/2022/07829 a condition was attached for a written programme of investigation to be approved for a qualified archaeologist to monitor the groundworks. The applicant requests the same condition is applied to this application.

11.0 CONCLUSION

The principle for development had been established by the outline permissions under application PL/2022/07829 and site according with Wiltshire Core Strategy Core Policies 1, 2, 31 and 57, National Planning Policy Framework and Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy by:

a) The proposal is for a dwelling considered to be an infill dwelling that would not elongate the village or alter the pattern of the built environment or character of the area.
b) The proposal would not have a detrimental impact on the character of Potter's Hill, Broadmead Lane or the adjoining properties. The scale, orientation, materials, and appearance are ideally suited to provide the development proposed in accordance with policy and meeting the design / planning policies principles set out in this application. The design is also comparable with the outline illustration design in terms of floor area and height.
c) The proposal would not have any detrimental impact on the privacy of the neighbouring properties and accords with all planning policies.
d) The dwelling has sufficient amenity space for a property of this size including parking provisions and suitable access off Broadmead Lane without causing a detrimental impact on the surrounding roads.
e) The scheme which forms this application also complies with the Core Policy 51 and Cranbourne Chase AONB Management Plan 2014-2019 by maintaining and conserving the existing landscape character of the area. Renewable energy sources have also been applied in accordance with the wording and intent of these policies.

Therefore, all planning policy considerations, subject to the appropriate off site contributions can be controlled by planning conditions or the approval of appropriate details, accordingly, full planning permission should be granted.