

Colin Eades
AA Dip

Planning Design and Access Statement

Proposed Garden Store and Workshop
Associated with Approved Sheep Barn
Conversion - 25/01361/FP

L/A The White House, Ashwell Road,
Newnham, SG7 5JU

Mr and Mrs Wainright-Lee

July 2026

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1.0 Introduction / Background

- 1.1 This Design and Access Statement (Planning Support Statement) together with associated drawings are submitted as part of an application for full planning permission in respect of a garden store/workshop associated with the conversion of the existing sheep barn into a two bed self-contained self-build dwelling as approved 25/02/2026.
- 1.2 The applicants have lived at The White House for almost 50 years and are now pleased that through the grant of planning permission and discharge of conditions they will be able to realise their ambition of downsizing whilst remaining in the village and location with which they have long term family connections through many generations.
- 1.3 The 2025 application was submitted, quite sensibly, to test the planning water in terms of the principle of a dwelling on the site. This, now having been established, will provide a long term home for Mr and Mrs Wainright-Lee.
- 1.4 Although the dwelling is clearly significantly less spacious than their current home, The White House, the curtilage, and amenity area remains, by current standards, still a sizeable plot at a little under 1 acre.
- 1.5 Both Mr and Mrs Wainright-Lee are keen gardeners and already have a considerable amount of gardening equipment that clearly cannot be stored within the modest barn conversion.
- 1.6 Accordingly, this application seeks to address this need and it is suggested that it would be unreasonable, having granted permission for a dwelling, not to allow a simple, modest but necessary structure ancillary to that dwelling's use.

2.0 Site Analysis

- 2.1 The existing overall curtilage of The White House is around 4.5 acres (1.82 ha) with the recently approved site being approximately 0.9 acres (0.36 ha).
- 2.2 The site is relatively level overall and is bounded to the North East and North West by a brook or drain known as Cat Ditch.
- 2.3 The ditch is bounded by dense mixed vegetation and trees with the watercourse set some 1.8m below the adjacent ground level and banks.
- 2.4 The road frontage is comprised of a generally well-tended hedgerow and mature trees together with a grass verge.

- 2.5 Additionally there is supplementary planting within the site that acts as a screen which annually increases in density.
- 2.6 The site has no special designation other than being within land designated as Open Countryside beyond the Green Belt.
- 2.7 In the knowledge that the site lies within Environment Agency's Flood Zone 3 and that through a costly and time consuming Flood Risk Assessment, modelling, reports and supply of supplementary information, it was proven that this was a wholly inaccurate designation, and as we know with the site historically never having come close to flooding, the flood risk is as close to zero as it can be.
- 2.8 Accordingly, it is submitted that on this basis and in respect of non-habitable storage, it should not be required to repeat this unnecessary exercise.

3.0 Development Proposals

- 3.1 The proposal is for a simple barn-like structure of similar appearance to that approved for the lambing barn conversion.
- 3.2 The building will be generally for the storage of garden equipment and ancillary materials, all as an adjunct and associated with the permitted dwelling. This will allow the garden and associated landscaping to be maintained to a high standard
- 3.3 The height has deliberately been restricted to the eaves as well as, by virtue of a relatively shallow pitched roof, the ridge.
- 3.4 Timber weather boarding to match the dwelling under a slate roof are the materials of choice.
- 3.5 External joinery will be of timber - all as marked on the application plan RWL 022.
- 3.6 The siting has been consciously selected so as to be non-intrusive from any public view point, being screened by existing mature vegetation. In any event any possible glimpses from the footpath would be of a congruously rural building.
- 3.7 It is assumed that an Energy and Sustainability Statement will not be required in this instance for a non-habitable Structure.

4.0 Summary

- 4.1 The proposal is a simple barn-like structure to house ancillary domestic equipment and provide general storage, especially noting that the approved dwelling lacks that facility.
- 4.2 Having granted planning permission for a dwelling it would seem perverse not to accept that to more fully enjoy that use, there is a need to supplement space for the proposed use, especially noting the size of the amenity area.
- 4.3 The building will be no higher than the dwelling and in any event fully screened by existing trees and vegetation which will increase in density on an annual basis.
- 4.4 Accordingly, for all the foregoing reasons, it is submitted that there can be no substantive planning reason for not granting planning permission.
- 4.5 However, noting NPPF policy together with North Herts still declaring a proactive policy, it is requested that the planning authority's aim be focused on trying to enable rather than frustrate this modest worthwhile proposal. We would be happy to enter into any collaborative dialogue.