PLANNING, DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF A DOMESTIC GARAGE BUILDING

AT

PIRTON COURT
PRORS HILL
PIRTON
HITCHIN
SG5 3QA

Prepared by:

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Mid West PLANNING

1. INTRODUCTION

1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.

1.2 Philip Plant holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a member of the Royal Institution of Chartered Surveyors.

1.3 Philip Plant is a Director of Mid West Planning Limited and is a former employee of ADAS and Acorus Rural Property Services. Philip Plant held the position of Senior Consultant for over eight years during which time he provided rural planning advice to both applicants and Local Planning Authorities including Shropshire Council, Stafford Borough Council and Warwick District Council. Phil Plant is now Managing Director of Mid West Planning Ltd and specialises in all aspects of rural planning.

1.4 This report and planning application have been prepared following the instruction Mr and Mrs Hope, owner occupiers of Pirton Court.

1.5 The proposal is the erection of a domestic garage, to park domestic vehicles and store the garden equipment used to maintain the grounds by the applicant. The first floor space is proposed as a home office and storage area.

Location of Site and Background Information

1.6 The application site is located in the village of Pirton approximately 4 miles north west of Hitchin. The site is located just within the Chiltern Hills AONB in the 'Rural Area outside the Green Belt'. The application site lies within the boundary of the Pirton Conservation Area but outside the village boundary.



Plate One: Aerial photograph showing the location of Pirton Court.

2.0 Use

2.1 Pirton Court is a large residential dwelling with substantial private grounds. Pirton Court, a former Vicarage built in 1851, is unlisted but is contained within the Pirton Conservation Area. The majority of the house was built in the 19th Century with a later 20th century extension. Pirton Court benefits from an existing detached garage and timber outbuildings to the rear of the property.

Proposed Development

2.2 The proposal is to erect an oak framed garage and garden storage building, with home office and further storage on the first floor. The proposed garage will replace the existing timber outbuildings in the rear garden. The proposed garage and storage building will provide under cover storage for cars and storage space for the garden and grounds maintenance equipment. The first floor will provide a home office and storage area for Mr and Mrs Hope.

2.3 Mr and Mrs Hope submitted a pre-application enquiry to North Hertfordshire District Council in 2017 (reference: 17/01168/1PRE) where they outlined their proposals for future development at Pirton Court. In addition to the proposed timber framed garage proposed here, Mr and Mrs Hope also propose to link the existing garage to the dwelling house and to then convert and extend the existing garage to form a games room and indoor swimming pool room. Mr Tom Donovan, development and Conservation, concluded in the Pre-Application, that he was 'cautiously optimistic that an acceptable scheme could be achieved'. A subsequent telephone conversation with Mr Donovan in March of 2018 when the footprint and scale of the Oakwrights' building were discussed raised no issue and the recommendation from Mr Donovan was to submit the planning application.

2.4 In order to continue to provide garaging and storage when the conversion of the existing garage takes place, Mr and Mrs Hope would like to erect the proposed timber framed garage in the position of existing buildings prior to the redevelopment of the existing garage which will be the subject of a separate planning application to form the games room and indoor pool.

3. AMOUNT & SCALE

3.1 The application site extends to approximately 7,415 sqm. The proposed oak framed garage and storage building will have a footprint of approximately 122.4 square metres and will replace the existing buildings in this location.

3.2 The maximum height will be 5.730 metres to the main ridge.

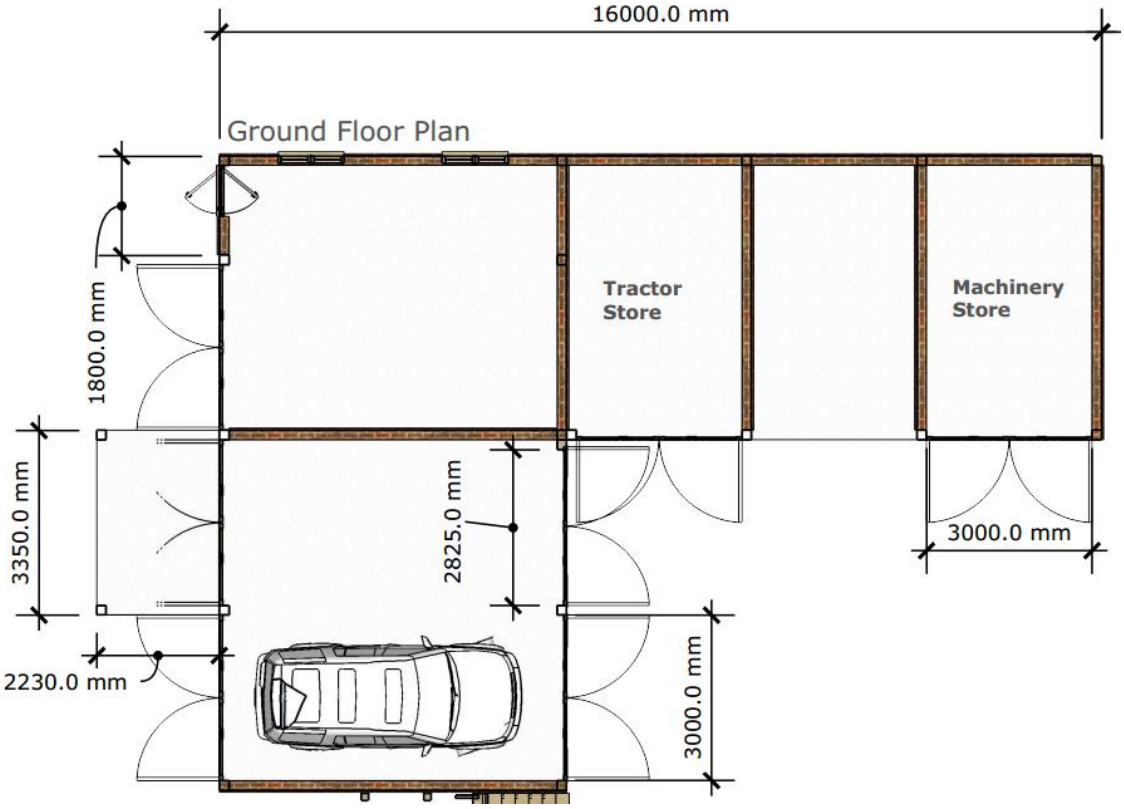

Figure One: Ground floor plan

4. LAYOUT

4.1 This location has been chosen to provide garaging to the rear of the dwelling house on the site of existing buildings that will be replaced as part of the development.

4.2 The position of the garage and drive to the rear of the Pirton Court will help to reduce the prominence of the garage and parked cars and the impact that they could have on the property.

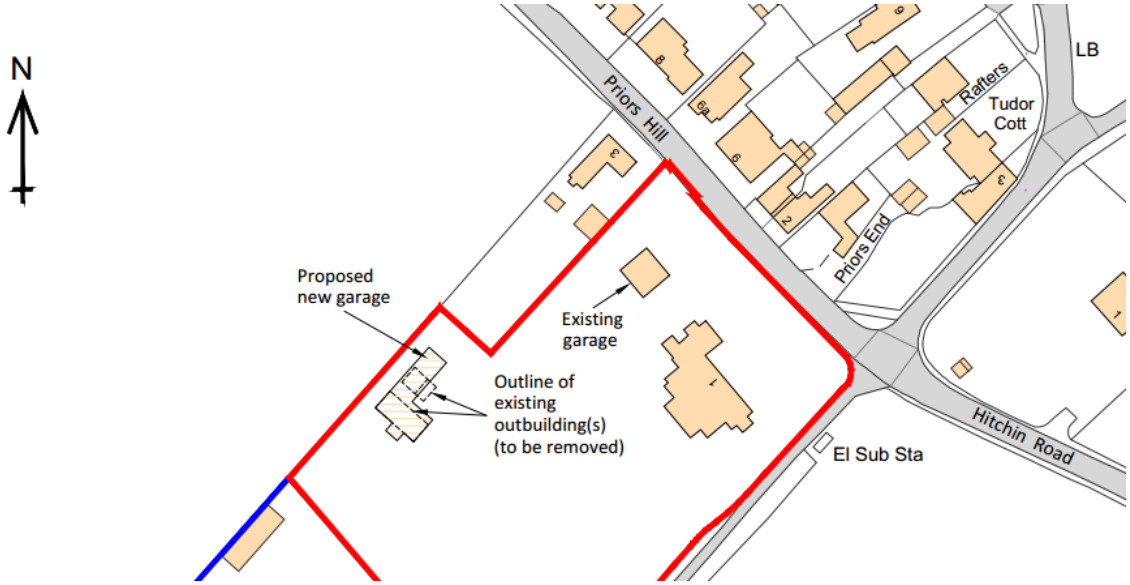

Figure Two: Extract from Location Plan Site showing general arrangement.

5. LANDSCAPING

5.1 A landscaping scheme has not been submitted as part of the planning application because the erection of the building is within the curtilage of the dwelling house is screened by existing trees and further planting is not considered to be necessary. The building will be well screened by existing vegetation and sit well in the residential curtilage of Pirton Court.

6. APPEARANCE

6.1 The proposed building will be constructed from green oak timber framing with oak horizontal cladding under a natural slate roof. Therefore, the building is agrarian in design and appearance, and considered appropriate in this rural setting.



Left Elevation

Figure Three: Image of the proposed building showing finishes and appearance.

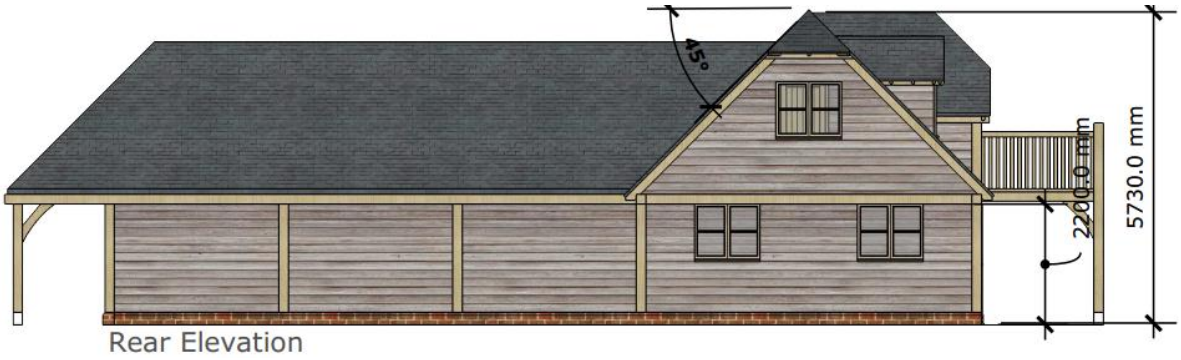

Figure Four: Image of the proposed building showing finishes and appearance

7. ACCESS & PARKING PROVISION

7.1 The proposed garage will provide undercover parking for domestic vehicles and garden maintenance vehicles.

7.2 The proposals will not result in additional traffic generation. The existing access to the proposed site will be formalised using a permeable stone surface.

8. PLANNING POLICY CONSIDERATIONS

National Planning Policy Context

8.1 The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the "golden thread" running through the plan making and decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.

Local Planning Policy Context

8.2 The North Hertfordshire District Local Plan No.2 with Alterations is the current local plan being used to determine planning applications.

8.3 Policy 6: Rural area beyond the Green Belt
Policy 11: Chilterns Area of Outstanding Natural Beauty
Policy 28: House Extensions
Policy 30: Replacement or extension of dwellings in the countryside
Car Parking Standards
Residential Guidelines and Standards

8.4 North Hertfordshire Draft Local Plan 2011-2031 (emerging)
CGB1: Rural Areas beyond the Green Belt
D1: Sustainable Design
D2: House extensions, replacement dwellings and outbuildings

D3: Protecting living Conditions
T2: Parking
NE1: Landscape
NE3: Chilterns AONB -
HE1: Designated Heritage Assets

Response to planning policies

8.5 The proposal site is located in the Rural Area beyond the Green Belt and in principal the proposals were deemed acceptable by Tom Donovan, planning officer.

8.6 The site is located in The Chilterns AONB, Policy 11 and NE3 are satisfied in terms of respecting, conserving and enhancing valued characteristics of the site and surrounding area through good design and the use of quality materials. The design, scale and choice of materials of the proposed garage and garden store ensure that the development would be in line with policy 11 from the Local Plan and NE3 from the emerging Local Plan. The oak framed timber clad dwelling has been designed to resemble barn/cart shed typical of small scale agricultural development in the Chiltern Hills AONB, and is suggested in The Chilterns Buildings Design Guide as an appropriate style of garage design.

8.7 In line with NPPF and HE1 the design of the proposed garage/storage building is appropriate in the context of Pirton Court and its surroundings. The position of the proposed building is located behind the dwelling house and will be accessed by a driveway to the northern side of the house so as not to impact negatively on Pirton Court and on neighbouring properties and will therefore not have a significantly negative impact on the amenity of neighbouring properties. The proposed garage will be set well back from the road and neighbouring properties. Pirton Court also benefits from mature gardens with mature trees which will shield and soften the visual impact of the development in the landscape. The erection of the garage building will allow the gardening equipment, garden maintenance vehicles and domestic vehicles to be stored undercover which will reduce the visual impact on the Conservation Area that they otherwise could have if stored outside.

8.8 The proposed garage is in scale and proportion with Pirton Court which is a substantial dwelling set within grounds large enough (7415m^2) to accommodate the development. The proposed garage would be a secondary, and ancillary structure that would not detract from the character or appearance of Pirton Court original building. The oak-framed and softwood timber clad barn style design has been chosen to reflect the location of the site adjacent to agricultural land in the 'Rural Area beyond the Green Belt' and in the Chiltern Hills AONB.

8.9 It is considered that the current proposal accords with National Planning Policy and HE1 policy from the emerging Local Plan regarding development in a conservation area. Pirton Conservation Area will be preserved by this proposed development. The garage is well designed and constructed mainly from renewable oak and softwood materials. The materials proposed have been chosen carefully to complement Pirton Court and the surrounding buildings.

8.10 The proposed slate tiled roof will match the roof materials of Pirton Court and the oak frame and softwood timber cladding will weather to a silvery grey which will sit well within the landscape.

8.11 The site has a history of vehicles accessing the existing timber buildings in this location. It is proposed to formally extend the existing driveway to the proposed garage using a permeable stone surface.

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