



D.Chandler Architectural Design Ltd.

Devonshire Business Centre, Works Rd, Letchworth, SG6 1GJ

Tel : 07901 864 742 - Email : daniel@dcarchitectural.org

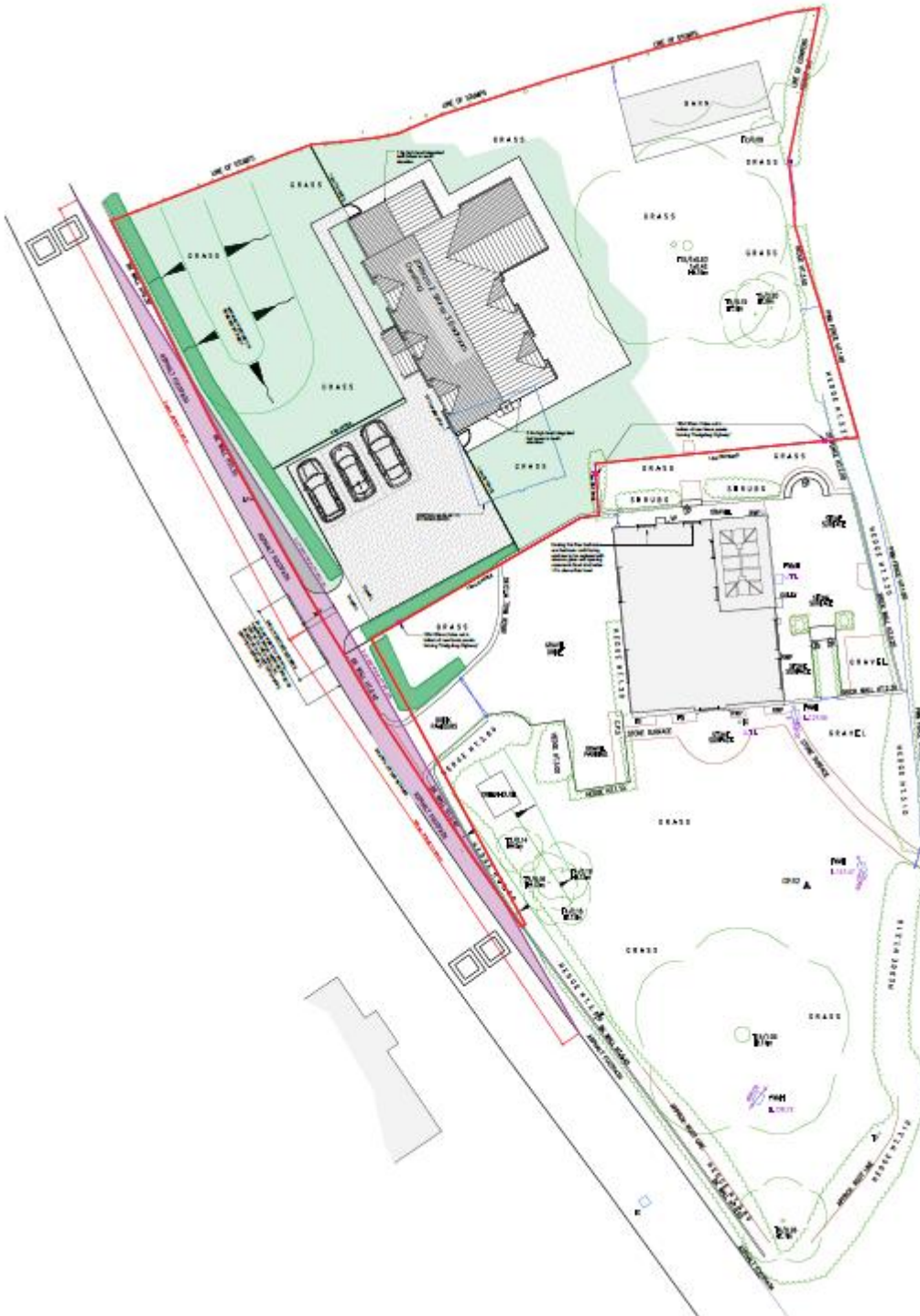
Design and Access Statement



Proposed New Self-Build Dwelling
Land to West of Venton, Green Acres,
Lilley, LU2 8LS.

1. Introduction

This Design and Access statement has been produced by D.Chandler Architectural design in support of a Full Planning Application for the construction of a new self-build detached 2 storey 3 Bedroom Dwelling on garden land to the west of the existing dwelling “Venton”.



2. The Site and its Context

The application site is part of the garden of the existing dwelling Venton, located towards the northern end of Lilley village.

Venton is a detached two storey, 4-bedroom dwelling with brick and rendered walls below a pitched plain tiled roof. A detached double garage is located to the north west of the dwelling and a timber clad storage barn is located to the north eastern corner of the site.

The main vehicular and pedestrian access to the site is from Hexton Road approximately half way along the eastern site boundary. There is also a secondary access from Green Acres to the north east of the site although the road is privately owned and its use is permitted for maintenance only.

Venton occupies a larger than average plot measuring approximately 2555m². The plot is roughly triangular in shape with the southernmost corner being the narrower end. Levels rise gradually from the southern corner up to the northern boundary. There is substantial banking along the eastern boundary north of the existing access.

The site is bounded to the east by Green Acres, a private residential road, to the north lies a small wooded area and Hexton Road forms the Western boundary.

The area is predominantly rural in character with a small number of dwellings nearby. The site lies within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.



3. Planning History

Previous Planning Applications

- 89/01218/ Detached dwelling with garage, new vehicular access. (Outline approval design, external appearance reserved) (as revised by plans received 4th September 1989)
Decision: Refused / Appeal Dismissed.
- 87/00233/1 Erection of chimney stack on side elevation
Decision: Permitted
- 86/01938/1 Erection of detached double garage.
Decision: Permitted
- 85/01403/1 Section 53 determination - Erection of a detached building.
Decision: Permitted

Pre-Application Advice

A request for pre application advice was submitted for the scheme in 2024, a positive response with minor recommendations was received from Andrew Hunter, see ref: 24/01889/PRE.

4. Proposal

Principle of New Dwelling:

The site is within the Green Belt. The NPPF states that new buildings within the green belt should be considered inappropriate but sets out various types of development that Local Authorities may consider an exception to this rule, “limited infilling in villages” is one of the exceptions noted.

The NHDC Adopted Local Plan classifies Lilley as a category B village and states that “infilling development which does not extend the built core of the village will be allowed in the Category B villages”.

The development site lies between existing dwellings with Venton to the South, Green Acres to the East, Rectory Lane to the North and Damson Cottage to the West and therefore constitutes infill development and does not extend the built core of Lilly. As such the proposal is thought to be appropriate development within the green belt.

Design:

The proposed development involves the demolition of the existing detached garage and the erection of a new detached 2 storey 3 Bedroom Dwelling which has been designed to the requirements and specification of the applicants Nick and Julie Pike who will occupy the property when complete.

The proposal will subdivide the site providing substantial front and rear gardens for both the existing and proposed dwellings comparable with the density of other development in the locality.

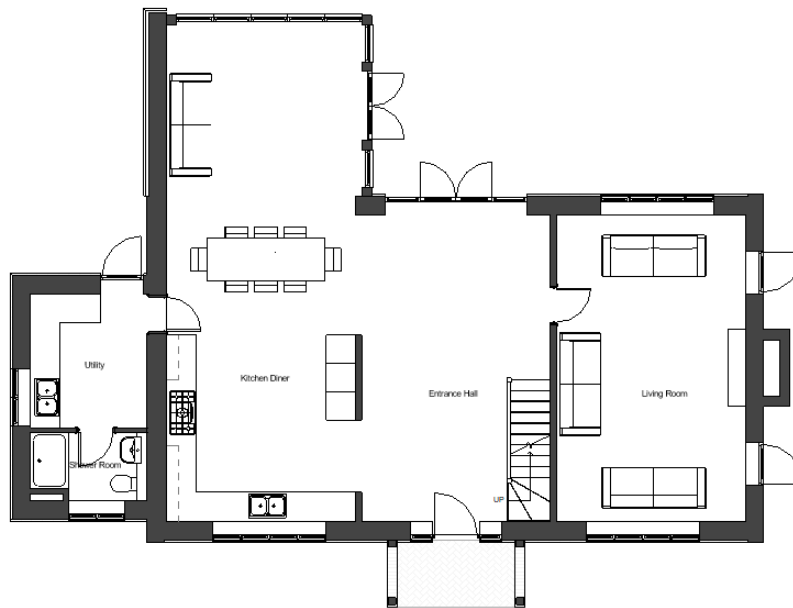
Venton Retained Curtilage – 1317m²

Proposed Dwelling Curtilage – 1238m²

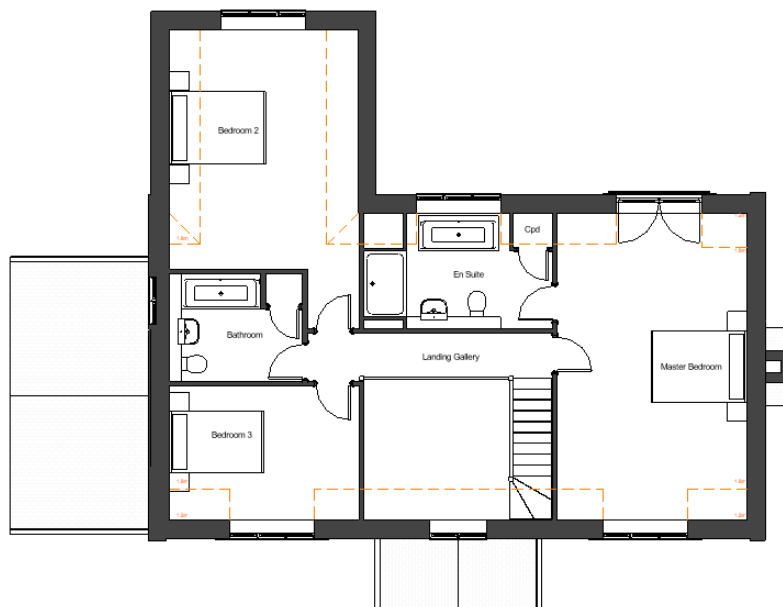
The new dwelling is to be sited to the north west of the existing dwelling facing west towards Hexton Road.

The proposed dwelling would provide a gross internal area of 205m² well in excess of the Nationally Described Space Standard. The dwelling would have a maximum width of 16m, a maximum depth of 11.2m and a pitched roof height of 8.1m. The two-storey footprint is to be broadly 'L' shaped with a single storey protrusion to the north elevation housing a utility and shower room.

On the ground floor the layout provides a large double height entrance hallway, open plan kitchen diner, Living Room, Utility Room and a Shower Room. On the first floor there are 3 bedrooms, one with ensuite shower room and a separate family bathroom.



1 Ground Floor Plan
1:50



2 First Floor Plan
1:50

The new dwelling has been designed in a rural cottage style to complement its surroundings with a mixture of clay facing brick, natural render and oak cladding on the walls with a pitched plain tiled roof. The pitched roof eaves are set to 1.5 storey high to reinforce the rural feel and keep the ridge height to a minimum, through eaves pitched roof dormer windows provide daylight and views out to the first-floor bedrooms. An oak storm porch frames the boarded timber front door. Windows are proposed to be painted timber.



① Front Elevation - Proposed
1:50



② Side 1 Elevation - Proposed
1:50



③ Rear Elevation - Proposed
1:50



④ Side 2 Elevation - Proposed
1:50

Access:

Access to the site is from Hexton Road. Hexton Road is maintained by the Highways Authority and classified as a local distributor road with a speed limit of 30 mph. The stretch of Hexton Road that the site is on also has traffic calming measures installed.

The existing vehicular and pedestrian access to the site from Hexton Road is located half way along the Weston boundary. The existing access is fairly narrow and visibility is limited.

To avoid intensification of the existing access, a new vehicular and pedestrian access is proposed approximately 10 meters north of the existing driveway. Following consultation with Hertfordshire Highways 2.4x33m Visibility splays are to be provided in each direction, existing planting and structure above 0.6m high within the visibility splay is to be removed, boundary hedges are to be replanted accordingly. The inclusion of the new visibility splays will have the added benefit of improving visibility for Venton's existing access which is to be maintained.

The new access will comprise of 4 dropped kerbs with a transition kerb either side, this will lead to a 3m driveway leading to a parking area for 3 family cars. The access driveway will be set at a maximum gradient of 1 in 15. The parking area provides ample space for cars to manoeuvre and leave the site in a forward gear. The driveway will be constructed from tarmac for a minimum of 3m into the site, it will then give way to a permeable gravel finish.

An electric vehicle charging point is to be located adjacent the parking area.

Cycle Parking is to be provided within the existing storage barn located within the north eastern corner of the site.

Pedestrian access will be via the existing pathway along the western side of Hexton Road.

Impact on Neighbouring Properties:

The proposal site is located a sufficient distance from other dwellings to ensure that no adverse impact is felt.

Future Living Conditions of New & Host Dwelling:

The impact on the host dwelling would be limited to the loss of the existing garage and a reduction in garden area.

The loss of the garage would not reduce parking below local parking standards so is thought to be acceptable.

The existing dwelling will still enjoy a substantial plot of 1390m² which is still well above NHDC recommendations.

The new dwelling has been sited to ensure that no first floor windows overlook the existing dwelling or its site.

The existing dwelling has 1st floor windows on the North West elevation facing the rear garden of the new dwelling. One of these windows serves an existing bathroom and is already obscure glazed, the other window is a secondary source of light to a first-floor bedroom, it is proposed to reglaze the window with obscure glass and fix its opening casements shut below 1.7m to ensure the privacy of the future occupiers of the new dwelling.

Sustainability

The new dwelling is located within the settlement boundary of Lilley and is well catered for by local amenities and transport links.

The new dwelling will be designed to ensure reduced energy and water consumption.

Arboricultural Impact:

Arboricultural Impact has been assessed within the Biodiversity Reports noted below. The only tree new to the proposed dwelling is the large Walnut tree (T1) in the rear garden, the new dwelling is sufficient distance from the tree to ensure that there will be no impact.

Ecology, Biodiversity:

Please refer to MS Ecology information included with application:

- Ecological Impact Assessment

The Ecological Impact Assessment recommends the inclusion of Integrated Bat & Swift boxes within the external walls of the new dwelling and “Hedgehog Highways” formed through the garden walls and fences. It is proposed to incorporate these in the locations indicated on the proposed site plan.

As the property is classed as self-build it is exempt from Biodiversity Net Gain.

Drainage:

Foul water drainage from the new dwelling will be connected into the existing foul water sewer.

All surface water will be disposed of via permeable hard landscaping and soakaways.

Flood

The site is not located within a flood zone and therefore does not require a flood risk assessment.

Pollution

There is no evidence suggesting that the site has been used for anything other than residential. It is therefore not proposed to carry out a Contamination risk assessment.

Archaeology

It is not thought that the site is of any Archaeologic interest, it is therefore not proposed that an Archaeological investigation is carried out.

5. Conclusion.

The proposal will provide a well-designed self-build home in a sustainable location whilst ensuring minimal impact on neighbouring properties.