

Planning Application for removal of existing outbuildings and existing dwelling. Erection of three New Detached Dwellings. Formation of New Highway Access and ancillary works.

Site at

**Maltings Farm Maltings Hill Church Road
Moreton Ongar Essex CM5 0JY**

DESIGN & ACCESS STATEMENT

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1.00 THE SITE

Refer Dwg No: A1/664/01

The site comprises an area of land with a frontage on Maltings Hill and includes an unoccupied two storey dwelling and related outbuildings in a rural setting located outside the village of Moreton which lies to the north east. The site is within the Greenbelt.

Historical records indicate that until they were demolished in the 1970's, there were two terraced cottages within the site, fronting Maltings Hill, and to the south west of the existing dwelling. The foundations to these are still visible.

2.00 THE OPENNESS OF THE GREENBELT

In his report for the original application for Outline Planning Permission (*Ref: EPF/0181/18*) the Planning Officer supported the application in principle, stating:-

“It is considered that an appropriate scale of development to enable three small dwellings which would not significantly exceed the existing volume of buildings within the site could be achieved.”

The Planning Officer's comments were made with reference to the NPPF, particularly in relation to preventing a detrimental impact on the openness of the Greenbelt.

Impact should be assessed primarily from viewing positions available to the public. Although impact tends to increase with increase in the total volume of buildings, the height and footprint of the new buildings, in relation to the primary viewing positions, is more critical.

The Planning Officer calculated the volume of existing buildings (excluding any allowance for the demolished cottages) as approx. 1104 cubic metres, and that of the proposed new dwellings as approx 1453 cubic metres ie: 131.6 % of existing.

The Planning Officer did not state what would be an acceptable increase in volume, which given that the application was for outline consent only, is not unreasonable.

For his part, the Planning Inspector adopted a less conservative view, stating:-

“Given their siting within an existing residential curtilage and between existing dwellings and those under construction (2No new houses to the adjoining site to the north west) there is no basis to suggest that harm will occur to the Greenbelt's openness in this location.”

In our opinion, the *primary, public viewing positions* are:- over the north east boundary of the site from the Public Bridleway, and over the south east boundary fronting Maltings Hill.

The existing views across the north east boundary are largely obscured by the outbuildings and a dense patch of conifer trees on the boundary. (continued over)

The existing views across the south east boundary are of the overgrown site itself, to a number of trees (mainly conifers) on the rear north west boundary with the site of the two new dwellings currently under construction. There are no views across this site to the rising terrain of open countryside to the north west.

3.00 SITING OF THE PROPOSED NEW DWELLINGS

The gable to the new dwelling will form part of the north east boundary to the Public Bridleway. This will add interest, and reduce the extend of the timber close boarded fencing needed to complete the boundary. Subject to the report by the Arboriculturalist, some of the healthy existing conifers on this boundary will also be retained.

We have set the new dwellings back from the south east boundary to Maltings Hill. This combined with the proposed new hedgerow and trees will reduce the impact of the proposed new development.

4.00 SIZE OF THE NEW DWELLINGS

Refer: Dwg Nos: A1/664 02 & 03

To reduce the impact of the new dwellings we have sought to use a main section that keeps the overall height as low as possible. An overall height of 6.6 metres has been achieved by placing the 1st floor accommodation within the main roof space, and using a style of dormer that contributes to the useable floor space.

Three 4-bedroom 7-person dwellings are proposed, which in our view is reasonable given the overall sizes of each of the three plots.

The total proposed volume of new buildings is approx. 165% of existing (taken as approx. 1104 cubic metres).

5.00 DESIGN & MATERIALS

Refer Notes on Materials on Dwg No: A1/664/03

We have endeavoured to take a simple vernacular approach to the design of the external fabric, using basic styles of dormer windows, and traditional materials.

6.00 ACCESS

Refer Dwg No: A1/664/02

The proposed dwelling plans comply with all requirements for disabled/wheelchair accessibility set out in Building Regulations Approved Document M(1).

