



Roger Coy
Partnership

Design and Access Statement

New Accessible Dwelling

**Broomy Hill Gardens
Cobnash
Kingsland
Leominster**

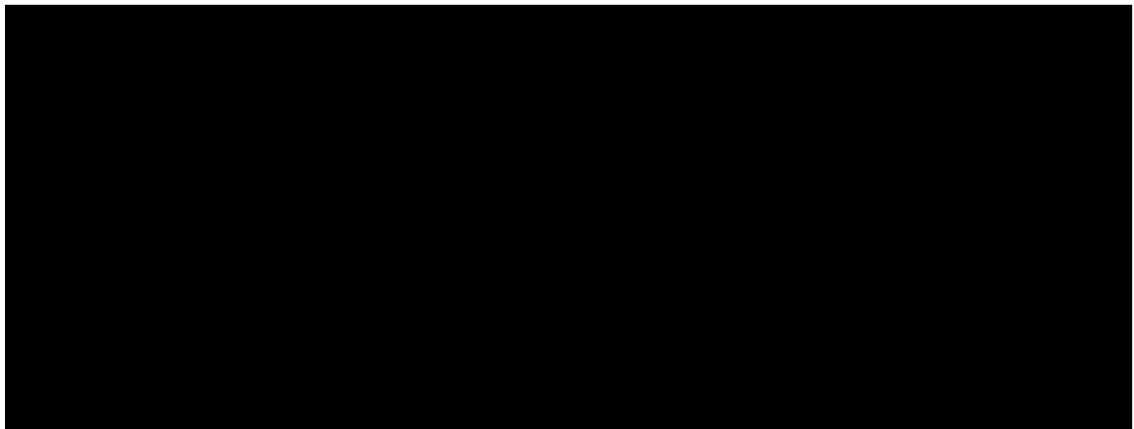
November 2024

1.0 INTRODUCTION

Roger Coy Partnership have produced this supporting Design and Access Statement to act as a cover letter and justification in support of the Full Planning Application for a replacement dwelling at Broomy Hill Gardens.

2.0 PROPOSAL

The proposal is a for a single storey dwelling located within the grounds of Broomy Hill Gardens to provide [REDACTED] accommodation.



The proposal creates a modest family dwelling whilst providing accommodation for Mrs Telfer's parents in close proximity to one another. This enables multi-generational living which we are seeing more often with both an aged population and the increase in the cost of living which is causing more families to combine funds and live together.

3.0 PLANNING HISTORY AND ADVICE

17795- O.S parcel 992, Kingsland (Map Ref. 446600)- erection of a bungalow and garage for an agricultural worker- Approved

830495- Broomyhill, Cobnash- Site for three poultry houses and two bungalows- Refusal

840410- Broomyhill Nurseries, Cobnash- Site for one bungalow for owner of nursery of field O.S. 9521- Approved

85110- Broomyhill Nurseries, Cobnash- Reserved matters for 840410

95/0327/N- Broomyhill Gardens, Cobnash- Extension to provide additional bedroom and dining room- Approved

97/0575/N- Ornamental Tree Nurseries, Cobnash- Single span polythene growing tunnel- Approved

NW2000/1534/F- Tessa Aquatics (at Ornamental Tree Nurseries, Cobnash)- Change of use of storage sheds to live fish tanks and associated storage- Approved

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Prior to this submission a Pre-application enquiry was submitted to Hereford Council ref: 232345/CE. The outcome of this enquiry is summarised below:

'given the amount of built form proposed and nature of the changing intended use of the existing dwelling on site, the proposal is considered to effectively constitute a replacement dwelling and therefore policy RA3 of the CS applies. The proposal in this instance is unlikely to reflect a replacement of comparable size and scale as per the requirement of policy RA3 however, given the specific circumstance in which the proposal arises, it is understood why the scheme has been presented in this way. While at this stage it would be premature to give any definitive answer as to whether the principle of development would be considered acceptable, my recommendation would be to submit an application with a supporting statement outlining the specific needs of the applicant.'

'While the development represents a larger dwelling that currently exists on site, the fact it would be single storey and takes on an 'L-shape' form would likely be considered cohesive to the rural setting. While no specific details have been provided on the materials to be used, the representative drawings provided indicate a fenestration and design concept that is modern but wouldn't necessarily be at odds within the context of the site'.

4.0 PLANNING POLICY

National Planning Policy Framework (NPPF)

Relevant Chapters:

- Chapter 5 – Delivering a sufficient supply of homes
 - Paragraph 80
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Conserving and enhancing the natural environment

National Planning Guidance for homes- Older and Disabled People

Accessible and adaptable housing

What are the benefits of accessible and adaptable housing?

Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.

Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs or allow for adaptations to meet such needs.

Where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the National Planning Policy Framework) to help bring forward an adequate supply of accessible

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housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:

M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement)

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site specific factors.

Local Planning Policy

Herefordshire Local Plan – Core Strategy

Relevant policies:

- SS2 – Delivering new homes
- SS3 – Ensuring a sufficient supply of new homes
- SS6 – Environmental quality and local distinctiveness
- RA3 – Herefordshire’s countryside
- MT1 – Traffic management, highway safety and promoting active travel
- LD1 – Landscape and townscape
- LD2 – Biodiversity and geodiversity
- LD3 – Green Infrastructure
- SD1 – Sustainable design and energy efficiency
- SD3 – Sustainable water management and water resources
- SD4 – Wastewater treatment and river quality

Kingsland Neighbourhood Development Plan

Relevant policies:

- KNDP 2 – Development Strategy
- KNDP 3 – Sustainable design
- KNDP7 – Addressing Flood Risk
- KNDP 8 – Highways and transport infrastructure
- KNDP16 – New Homes in Cobnash

5.0 DESIGN

5.1 Site, location and description

Agricultural tie

It is noted from the information provided by the client’s and our own planning history that there is a restrictive occupancy tie on the property. The approval for the bungalow in 1964 (reference 17795) has a condition worded as follows:

1. The occupation of the bungalow shall be limited to persons employed locally in agriculture, as defined in S. 221(1) of the Town and Country Planning Act, 1962 and the dependents of such persons.

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The bungalow and the land associated with it has altered significantly since the original permission and this is somewhat documented by the planning history. The land has been sold off over time and as it stands the property has not got enough associated land to run any form of viable agricultural business from the site. When the permission was granted with the tie, the intention would be for the dwelling to support the existing business on site at the time.

The current bungalow was recently sold to our clients with circa 3.2 acres of land. When the land was sold in 2012 the use as a tree nursery ceased when they didn't purchase/lease the additional land previously forming the nursery (circa 18 acres). It can be argued that the use and therefore the tie, has not been complied with for in excess of 10 years. The fact that it has been sold twice in 11 years to individuals who do not meet the requirement of the condition implies that there is not a viable use on site.

The opinion given in the pre-application enquiry is as follows:

'It should be noted that currently there is a condition attached to the existing dwelling limited its occupancy to those employed or last employed in agriculture and as such, this condition is likely to be currently in breach. Should this proposal come forward as a planning application, the replacement dwelling is unlikely to be subject to such a condition'.

5.2 Existing buildings on site

As pictured below the bungalow is a modest dwelling which has been altered as far as is practicable and economical to attempt to meet the needs of the client. Unfortunately, this has not been entirely successful and due to changing circumstances and needs of both the client and their immediate family, additional ancillary accommodation is required. The photograph below shows some improvements to the access and driveway which have been undertaken to improve [REDACTED] access.

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Image 1: View down the new driveway to the existing dwelling

There are a number of buildings on site, one of which is an 'accommodation block' which is proposed to be demolished and replaced with purpose-built accommodation to suit the clients' individual requirements.



Image 2: Current accommodation block- Serenity

The accommodation block known as 'Serenity' and referred to with its own address and postcode is perfectly usable as accommodation [REDACTED]

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It could therefore be argued that there are in fact two residential properties on site currently, the proposal reduces this to one with annexe accommodation.



Image 3: 'Serenity' internal photograph (1)



Image 4: 'Serenity' internal photograph (2)

The polytunnels and some of the lean-to style buildings and sheds are no longer required and the site is proposed to have an overall tidy to revert it back to individual dwellings, some garden land and the

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remainder to paddock land with the associated appropriate buildings such as the stable block to be retained. There is limited planning history on the addition of buildings and polytunnels but judging by the condition of the buildings they have been on site for some time and are economically beyond repair.



Image 5: Showing existing bungalow, paddock land, stables and polytunnel structure

The proposal will utilise the remaining land that is not viable for agriculture/forestry whilst tidying up the array of buildings and creating the accommodation required. Although this will not form part of the domestic curtilage and will remain as orchard and paddock land.

5.3 Principle consideration and special circumstances

The most practical and economic solution is for a purpose built dwelling to be situated on the site whilst retaining the existing accommodation in the form of the bungalow to become an annexe for her parents. This allows them to live in close proximity to one another, providing support yet retaining independent accommodation. The site provides this solution with the existing bungalow suiting their needs and the accommodation block/existing ancillary accommodation being replaced [REDACTED]

The accommodation comprises of a three bedroom bungalow to future proof the property for the clients (with the possibility of separate bedrooms required in the future and an additional live in family member) whilst presently providing accommodation for visiting family members, with a link to the annexe in the form of a covered car port. The open plan layout and flow of the property allows for easy manoeuvrability for wheelchairs.

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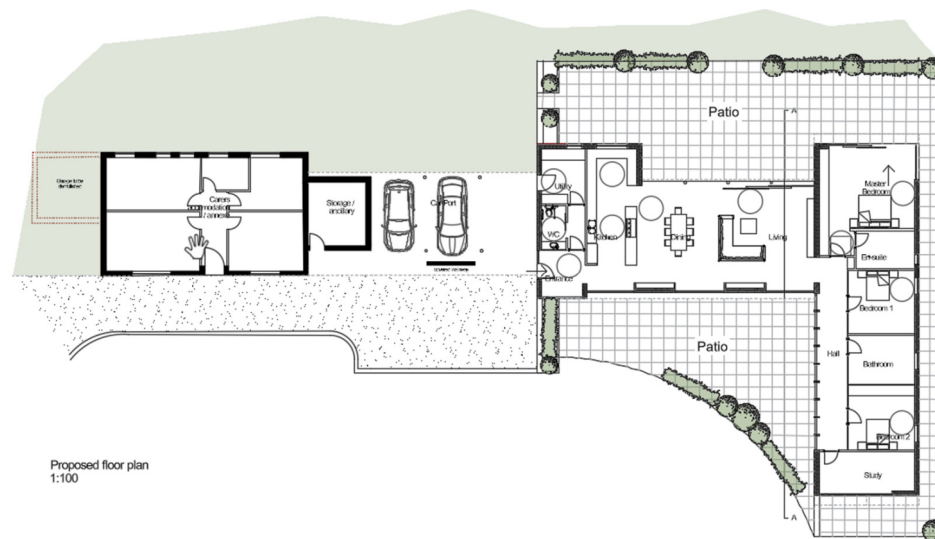


Image 6: Proposed floorplan

The proposal is designed to be in close proximity to the bungalow to allow for combined living whilst retaining some private space. The existing driveway and access is utilised and almost all trees retained with some additional planting provided:

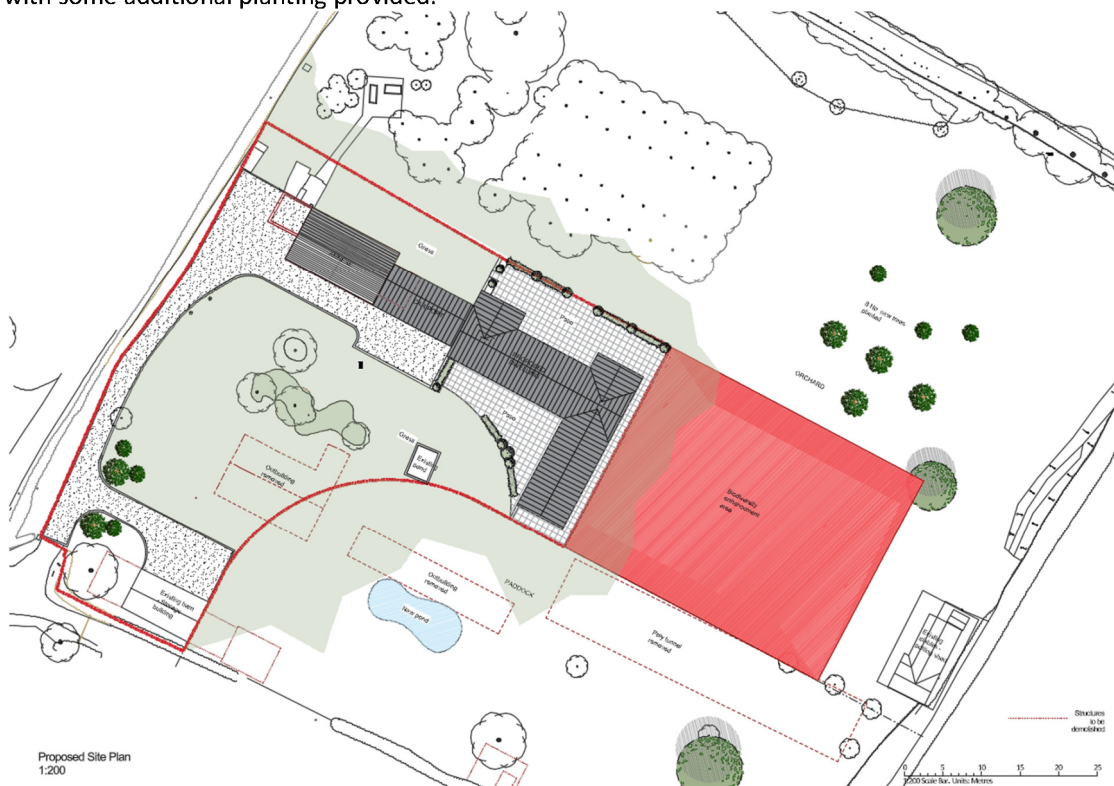


Image 7: Proposed site plan

The proposal has been carefully designed to suit the site whilst responding to the [REDACTED] needs of the client.

6.0 ECOLOGY

An ecology report is included with this application including all relevant surveys (bat and newt) plus Biodiversity Net Gain calculations. An area of the site has been allocated towards Biodiversity net gain and is shown on the proposed site plan.

7.0 HIGHWAYS

The pre application report concluded the following:

'It is likely that the existing access would be considered sufficient for the proposed intensification of use. It is likely that should an application be forthcoming, information regarding the parking, operational and manoeuvring area should be sufficient for the dwelling and accord with Herefordshire Council's Highways Design Guide'

There is no alteration to the existing access proposed, the additional building is served off the driveway which has undergone improvements to allow for wheelchair access. The driveway previously served the Tree Nursery and the accommodation block. The proposal is not considered to create an intensification of use of this access.

6.0 CONCLUSION

Due to the siting, design, and individual situation along with the scale both with existing accommodation and proposed, there is not considered to be any harm derived from the scheme and no further intrusion into open countryside.

The proposal replaces existing buildings that have been erected on a piecemeal and haphazard basis. The removal of some of these structures and their replacement with a modest single storey dwelling, with any relevant occupation ties where necessary, can be considered an improvement.

Given the evidence presented within this application and the fact that there is sufficient alignment and harmony with both National Policy and Guidance, the sustainability credentials, low environmental and landscape impact, no impact on neighbouring properties or amenity and the absolute need for the accommodation we are hopeful that we receive a positive outcome to this application.