

NC 08 / 08 46 / F

**DESIGN AND ACCESS STATEMENT.  
PREPARED IN SUPPORT OF AN APPLICATION  
FOR PLANNING CONSENT FOR EXTENSION,  
AT HILL VIEW, STONE FARM, PENCOMBE NR  
BROMYARD.**



**MARCH 2008**



**1.0 INTRODUCTION**

- 1.1 This Statement is submitted in response to DCLG Circular 01/2006 – Guidance of Changes to the Development Control System which requires that Design and Access Statements are provided in support of most Planning Applications after the 10<sup>th</sup> August 2006.
- 1.2 This Statement addresses the Design and Access elements of the Application in relation to the site's location at Hill View, Stone Farm Pencombe, and Hereford County Council's Local Plan and Planning Policy Guidance Notes.

**2.0 CONTEXT:**

- 2.1 This Statement accompanies the Planning Application that seeks consent to extend the existing house in order to provide enlarged accommodation for the enjoyment of the present owners son and young family who currently work within the family business at Stone Farm.
- 2.2 The site is situated entirely on Stone Farm which is wholly owned by the business entitled JR & C Barrett. The site is situated to the west of the village of Pencombe near Bromyard. The house has no immediate neighbours and only partially visible from the nearest house which is also owned by JR & C Barrett. Access to the site is via a private road servicing Stone Farm only. There are no historic features within the area to constrain the design.
- 2.3 The purpose of the extension is to adapt the existing three-bedroom property to cater for the Son/Employee's young family.
- 2.4 As the property is agriculturally tied, there is no option for the applicant to sell the property to up scale to another property to cater for the applicants' sons' growing family.
- 2.5 Other than routine maintenance no mature trees will be affected or impacted upon by the construction, although protective fencing will be placed to prevent any accidental damage in accordance with BS5837 (2005).

**3.0 DESIGN PRINCIPLES:**

- 3.1 The proposal is for an extension consisting of an addition to the West side of the property in order to provide three Bedrooms along with a Dining Room and a Play Room for the applicants' young daughter.
- 3.2 The existing building was built in the late 1970s and intrinsically has very little architectural merit. The proposed alterations are designed to be in harmony with the house whilst enhancing its design context within its setting. It is understood that the siting of the existing house was in compliance with the local authority's requirements at that time.
- 3.3 The extension will be built of facing brick and a tiled roof. All the materials will match existing where possible. Roof pitch and eaves details will match existing where possible. Sustainability chosen materials, energy usage, grey water recycling, thermal mass and locally sourced materials and labour will be considered during the detailed design process.
- 3.4 Roof pitch and eaves details will match existing where possible.

**4.0 ACCESS PRINCIPLES:**

- 4.1 The property currently enjoys an open vehicular access.
- 4.2 Access to the site will not be altered from existing.
- 4.3 Pedestrian access to the site will be unaltered from that existing.
- 4.4 The proposals outlined in the accompanying applications are such as to have no effect on the current access to the highway and therefore the County Highways Authority have not been consulted in this regard. It has been noted that the Highways did not have any objection when a previous submission to Planning was made and withdrawn in June 2007.

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**5. LANDSCAPING PRINCIPLES**

- 5.1 The applicant intends to protect existing trees where possible during the construction period.
- 5.2 The level area immediately the west of the existing building will have its level reduced in order to keep the proposed extension at the same level as the existing house. The area to the west will be graded suitably and grassed. Hedges will re-instated where necessary.

