

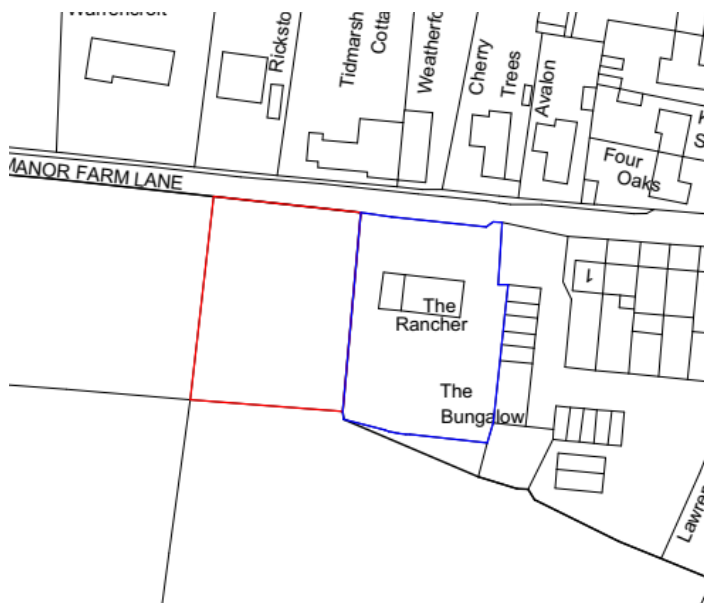


**Design & Access Statement on behalf of Manor Farm (Tidmarsh) Ltd
relating to the demolition of The Rancher & the construction of 2no
detached dwellings.**

Project Ref. 9255-23

1.0.0. History

A lawful Use application was submitted & approved relating to the land edged red on the site plan below Ref. 17/00408/CERTE



Therefore the whole of the red & blue edged land known as The Rancher is in residential use. It is understood that the settlement boundary is situated where the red & blue lines interest.

1.1.0. The site & its surroundings

A three bedroom detached two storey dwelling is situated on the land. There is no architectural merit relating to this building.

The site is accessed off Manor Farm Lane, a private road owned by the applicant together with the recently built 4no houses to the east & farmland to the south including the top lane to Tidmarsh Grange.

The site is surrounded with trees around its perimeters which provides privacy within the site from the dwellings to the north of Manor Farm Lane.

1.2.0. The Proposal

The proposal is to demolish the existing dwelling & construct 2no 4 bedroom dwellings with garages & parking in its place within the settlement area. An Ecological survey has been carried out & will follow shortly.

The plots are split approximately 50-50 with the front of the houses facing eastwards.

The hedging on the east boundary will remain intact.

Edge property is provided with 3no parking spaces & garage for storage & cycle parking.

A bin store is provided next to the visitors parking providing convenient access on bin collection days.



Proposed site plan.

The garden depths are in assess of 26m long & 19m deep which equates to circa 500sqm. Even with the tree coverage the usable garden space is well in excess of 100sqm.

1.3.0. The Design

The design has be carefully considered to complement the surround semi rural area.



103 **Front Elevation** 1:100

The first floor accomodation is partly situated within the roof space & wholly over the garage area, again to compliment the 4no houses approved & recently built to the east within the old garage courtyard.

1.4.0. The Amount

The proposal is the construct 2no 4 bed detached houses with associated parking & landscaping.

1.5.0. The Layout

The layout is somewhat dictated by the fact that 50% of the land is outside the settlement boundary but now enjoys a lawful use as residential garden space.

Having said that the dwelling will enjoy considerable privacy due to the mature trees & hedging which will remain & the single storey building to the east which will eliminate any overlooking onto the new development.

1.6.0. The Scale

The scale in terms of massing & ridge heights are in keeping with the surrounding dwellings.

1.7.0. Landscaping

The site enjoys mature trees & hedging to its perimeters with a large lawn . This will be maintenance & enhanced. An Arboricultural Report is enclosed by Harper Tree Consulting.

The front paving is proposed as Marshalls Drivesett Tegula Piora permeable paving as shown below.





The rear paving is proposed as Marshalls Symphony Matte

A detailed soft landscaping scheme will be provided within a conditions application or if requested as part of this application.

1.8.0. Appearance

The appearance of the proposed dwelling is in keeping with the local vernacular in respect of its design, massing, position on the site & the use of quality traditional materials.

Michelmersh Hampshire Stock Cobham Blend is suggested facing brick.



A natural slate roof covering is proposed.



1.9.0. Policy

Planning policy

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises a number of documents which together provide a plan for the future development of the district, against which development proposals are to be assessed.

The relevant policies from the development plan documents are set out below. You can download copies of these documents from www.westberks.gov.uk/planningpolicy and are listed as below.

Document	Relevant Policies
West Berkshire Core Strategy 2006-2026	Spatial Strategy <ul style="list-style-type: none"> • Area Delivery Plan Policy 1 - Spatial Strategy • Area Delivery Plan Policy 4 - Eastern Area Core Policies
<ul style="list-style-type: none"> • Policy CS1: Delivering New Homes and Retaining the Housing Stock • Policy CS4: Housing Type 	

<p>and Mix</p> <ul style="list-style-type: none"> • Policy CS13: Transport • Policy CS14: Design Principles • Policy CS15: Sustainable Construction and Energy Efficiency • Policy CS16: Flooding • Policy CS17: Biodiversity and Geodiversity • Policy CS18: Green Infrastructure • Policy CS19: Historic Environment and Landscape Character 	
<p>Housing Site Allocations DPD 2006-2026</p>	<p>Parking Standards for New Residential Development</p> <ul style="list-style-type: none"> • Policy P1 - Residential Parking for New Development
<p>West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)</p>	<p>Chapter 1 Introduction and Overall Strategy</p> <ul style="list-style-type: none"> • Policy OVS5 Environmental Nuisance and Pollution Control • Policy OVS6 Noise Pollution

The following documents are material considerations that are of particular relevance to this proposed development:

- **National Planning Policy Framework (NPPF)**
- **Planning Practice Guidance (PPG)**
- **Local Transport Plan for West Berkshire 2011-2026**
- **Manual for Streets**
- **WBC Quality Design Supplementary Planning Document (SPD)**
- **WBC Planning Obligations Supplementary Planning Document (SPD)**
- **WBC Cycle and Motorcycle Advice and Standards for New Development**
- **West Berkshire Landscape Character Assessment (2019)**

Policy ADPP1 requires the scale & density of the development to be well related to the site's character & surrounding. Policy CS14 states that new development must demonstrate high quality & sustainable design that respects & enhances the character & appearance of the

area. It further states that development shall contribute positively to local distinctiveness & a sense of place.

Policy C19 seeks to conserve & enhance the functional components of the landscape character & environment.

We believe the proposals before you comply with all these policies.

1.10.0 Access & Parking

Vehicular access is proposed off the A340 from the east.

A transport statement is enclosed by Chris Saunders of Motion.

1no EV charge point will be provided for each dwelling.

There is also an access off Tidmarsh Lane along the private road to the west which the occupiers can enjoy by foot or cycling.

1.11.0 Bin & cycle store

Bin & cycle storage has been provided.

1.12.0. Flooding

The site is located within Flood Zone 1

A SUDs design relating to the surface water from the development will be provided within the conditions application.

1.13.0 CIL

A CIL form is enclosed with this application.

1.14.0. Conclusion

The existing dwelling is quite run down & not of any architectural merit.

The proposal to provide 2no new well designed sustainable homes on this large plot will in our opinion enhance the area while protecting the mature trees & hedging that exists to the perimeter of the site.