

**Town & Country Planning Act 1990**

**A Design and Access Statement to accompany a planning application for the  
erection of a new dwelling, garage and associated works on land off  
Overway Lane, Donhead St Andrew**



**August 2016**



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#### **Introduction**

- 1.1 This Design and Access Statement is submitted to accompany a planning application for the erection of a new dwelling on an infill plot between Hill View and 13 Overway Lane in Donhead St Andrew. The proposal is for a single dwelling together with a garage, parking and garden area accessed via an existing entrance off Overway Lane. The application follows pre-application advice provided by Wiltshire Council and is submitted on behalf of the owners of the land, Mr & Mrs M Shepherd.
- 1.2 This Design and Access Statement describes the site, together with the proposal submitted within the planning application it accompanies. Following this description is an explanation of the reasons why the design has been prepared in this form, and the context within the planning policy framework in which it sits. This report has been prepared in accordance with the good practice guide published by the Design Council.

#### **Contextual Appraisal**

##### The Site

- 2.1 The site to which this application relates is a parcel of land between a house at 13 Overway Lane and a neighbouring property, Hill View. The land has an existing access off Overway Lane and is presently a corner of a field which slopes gradually away from the road – as shown on picture 1.
- 2.2 The land is situated between two very different residential properties. To the east is 13 Overway Lane, which is an end terrace of three houses with a gable end fronting onto the highway. 13 Overway is one of a distinctive row of local authority designed houses fronting onto the highway at this southern end of the village. It has some windows facing toward the application site – as shown on picture 1.

- 2.3 The house to the west of the site is of a completely different design, being set back from and lower than Overway Lane, although having parking and garages on the northern side of the property. The roof of Hill View is visible over the hedge on the western side of the application site – as shown on picture 3.



Picture 1: The adjoining house at 13 Overway Lane



Picture 2: The application site from the south

- 2.3 At present the land is in agricultural use and is currently set to pasture. There is a bridleway which runs the other side of the hedge that forms the western boundary of the site and



there is an area of woodland that is beyond the southern edge of the field which forms a backdrop for the site from this direction. At the northern edge of the site there is access onto Overway Lane and an area of hedgerow. There is a separate access into the field from the other side of 1 Overway Lane so this entrance is not required for ongoing access.

#### The Planning History of the Site

- 2.4 There is no formal planning history relating to the development of this site.

#### Pre-application advice

- 2.5 The Council provided pre-application advice in respect of this proposal (ref: 15/11436/Preapp) in December 2015. The pre-application advice was that the development of this site could be considered to be in accordance with planning policy as it relates to an infill development within a 'small village' as identified by the adopted Wiltshire Core Strategy. Within this document an infill site is defined as, *inter alia*

*'the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'*

Wiltshire Core Strategy: para 4.34

- 2.6 Within the pre-application advice consideration was given to the nature of the site and whether this fitted with the Council's definition of an infill site. The Council's letter also sets out some design criteria which the officer considered was relevant to the proposal and the character of the site. In particular the officer noted that, *inter alia*:

*'Dwellings in the village are noted to be more irregular in their form and massing which adds to the rural character of the settlement'*

The planning officer continues with his advice to state:

*'I suggest that the character of the dwelling is in part achieved through the use of local stone with a slate or tile roof'*

Extracts from letter from Wiltshire Council dated 8<sup>th</sup> December 2015



- 2.7 The pre-application advice also contained guidance in respect of highways and ecology which are matters that this application has taken into account within the submitted proposal.

Planning Policy

- 2.8 The site is located within the built up part of the village of Donhead St Andrew, where the principle of an infill dwelling is acceptable and in accordance with the Council's adopted policy position.

- 2.9 Donhead St Andrew is designated as a 'Small Village' within the adopted Wiltshire Core Strategy where it is referenced within Core Policy 27 as a settlement within the Tisbury Community Area. Core Policy 2 indicates that:

*At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:*

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

[Extract from the Wiltshire Core Strategy, Core Policy 2](#)

- 2.10 Within the Tisbury Community Area there is a requirement that 220 houses are provided within the large and small villages outside Tisbury itself. Appendix 6 of the Wiltshire Council Housing Land Supply Statement 2015 (which is arguably of limited relevance given that the Council cannot demonstrate a 5 year housing supply across the whole Wiltshire area) identifies that, on publication, there were 154 housing plots remaining to be provided within the Tisbury community area. Sites for these houses will need to be identified in the three large villages within the Tisbury Community Area (Fovant, Hindon and Ludwell) and the 11 small villages – of which Donhead St Andrew is one.



- 2.11 In view of the lack of a demonstrable 5 year housing supply for Wiltshire, as confirmed by recent appeal decisions, arguably the policy 'test' for this proposal should be whether it constitutes 'sustainable development' as described within the NPPF. The location of the site in an infill location within an existing village would comply with this NPPF requirement as well as the policies within the Core Strategy where they are considered relevant.
- 2.12 The site is not within a Conservation Area or other area where there would be specific policy implications relating to the development proposed.

### **The Proposal**

- 3.1 The proposal to which this statement relates is for the erection of a new dwelling together with an integral garage and associated parking and turning – utilising the existing access onto the highway.
- 3.2 The layout and design of the house has been amended as a result of the pre-application guidance provided by the Council so as to more closely relate to the traditional pattern of housing within the village and to ensure that the proposed house is set down from the road level.
- 3.3 The design is for a four bedroom dwelling that would be set back from the road so that it was part way between Hill View and 13 Overway Lane. The house would have a linked garage at the front and be designed with dormer windows and a wing to the rear so as to tie in with the character of buildings within the village that have evolved and grown incrementally over the years. The house would be built from a mix of local stone with brick detailing and timber cladding over a brick plinth. The roof would be of clay tiles as detailed on the submitted drawings.

### **Design and Access Statement**

#### **The Use of the Site**

- 4.1 Donhead St Andrew is categorised as a 'small village' within the adopted Wiltshire Core Strategy and is specifically referred to within Core Policy 27, which relates to the Spatial Strategy for the Tisbury Community Area. The most recent housing report for Tisbury indicated that there was an outstanding need for 154 housing plots to be identified in the



period to 2026. This policy position is confirmed within the pre-application advice provided by the planning officer for the area in December 2015.

- 4.2 Core Policy 2 allows for infill development to take place within settlements that are identified as small villages, subject to certain criteria. Infill is defined within section 4.34 of the Core Strategy as detailed previously within this statement and allows for the filling of a small gap within the village that is only large enough for not more than a few dwellings, although generally only one.
- 4.3 The application proposes a single dwelling within a gap between two houses – 13 Overway Lane and Hill View – that is only of sufficient size to accommodate a single property. As such, it falls clearly within the definition of infill as set out within the Core Strategy. Within the pre-application advice the planning officer questions whether, as an entrance into an agricultural field, the use of this site for a house would fall within the definition of infill. In this respect, the description of what constitutes infill makes no reference to the specifics of the site, rather that it should simply be the filling of a small gap within the village.
- 4.4 Infill sites will come in all manner of forms, from wide garden areas through to redundant builder's yards or simply unused pieces of land within a village. This site happens to be part of an entrance to a field where there is room to accommodate a house. It is within an established built up frontage with houses on either side and, as such, complies exactly with the Core Strategy definition of what constitutes an infill site.
- 4.5 As there is a separate entrance to the field to the east of the houses along Overway Lane the 'loss' of this field entrance would not present any problems for the ongoing use of the field of which the application site is a small corner. It is therefore considered that the use of this site for the development of a single residential property is in accordance with policies CP2 and CP27 from the adopted Core Strategy.

#### The Amount of Development

- 4.6 The application proposes a single house with an attached double garage. The amount of development proposed is illustrated on the plans submitted to accompany the planning application. The proposed house would accommodate a living room and study on the

ground floor as well as a kitchen/dining area, a utility room, boot room and WC. At first floor level four bedrooms and a family bathroom are proposed.

#### The Layout of Development

- 4.7 The layout of the proposed development has been designed so as to assimilate with the housing within this part of Donhead St Andrew. In the pre-application advice received from the Council the simple layout that formed the basis of this pre-submission was considered to not necessarily reflect the built vernacular of the village (as detailed previously).
- 4.8 The planning officer suggested a house design that was more irregular in its massing and reflected that the site was on a slope. Within this part of the village in particular houses are found in various positions relative to the road and the relief of the land, with neighbouring Hill View set down from Overway Lane – as shown on picture 3.



Picture 3: Hill View is set back from Overway Lane

- 4.9 In view of the pre-application advice the house has been positioned so that it is on a site that is beyond the garden of 13 Overway Lane, but not as set back from the road as Hill View. The site does not extend to the woodland to the south so uses less of the field and more closely aligns with the pattern of development within this area. As a whole, Donhead St Andrew is characterised by housing that does not share a uniformity of design or layout and this arrangement now better reflects this pattern.



- 4.10 Through designing a house that, similar to Hill View, is not of a uniform shape, the proposal follows this built vernacular of differing house types and arrangements.

#### The Scale of Development

- 4.11 The scale of development has been carefully considered. There are a mix of house types and properties of different scales along this part of Overway Lane. The size of the house proposed is similar to many that are found within Donhead St Andrew and thus appropriate to this village setting. The house proposed is also of a suitable scale to fit onto the application site – as illustrated on the site plan below.



Picture 4: The proposed site layout

#### The Landscaping of the Development

- 4.12 The site is within a mature landscape and key to the proposal is to allow the proposed house to integrate with the existing planting and to provide appropriate new hedges around the new curtilage.
- 4.13 As shown on the above plan, the design proposes that the hedge to the west be retained with only a small section required to be removed to allow the access to be widened. A separate ecology report that covers this element of the proposal forms part of the planning application.

- 4.14 Some limited planting is proposed to provide a boundary between the site and 13 Overway Lane and it is also proposed that a new indigenous hedge be planted where the garden boundary would be formed within the existing field. This garden area has been reduced from that shown on the plans that formed the pre-application enquiry following the advice of the planning officer Mr Legge.

#### The Appearance of the Development

- 4.15 As is clear from standing next to the application site, there is no clear built vernacular within Donhead St Andrew. The houses to the east are local authority designed, High Views is a red brick house whilst Overway Cottage and Clover Cottage – shown below – are stone and tile.



Picture 5: Overway Cottage – opposite the application site



Picture 6: Clover Cottage to the west

- 4.16 The pre-application advice provided in respect of the design criteria for the proposed house was that it should be set down into the site – with an element of digging in to reduce the overall height. This has been achieved with the result that the house is much lower than those to the east along Overway Lane and creates a transition – in terms of height – between 13 Overway Lane and the much lower house at Hill View to the west.
- 4.17 The house is proposed to be of a traditional design and predominantly built from local stone (as per Overway Cottage and Clover Cottage) with brick detailing around the lower windows and doors and as a quoin detailing. The use of timber cladding for the garage will provide a contrast and it is considered that this is an appropriate material for a secondary element of the building, with timber cladding being a material used on other nearby properties.



Picture 7: Timber detailing on Overway Lane

- 4.18 At the rear of the proposed house the traditional vernacular is mixed with a modern oak framed glazed wall. This design feature would add to the visual interest in the building (although there are limited public vantage points from the south) and create an exciting internal space within the proposed house.
- 4.19 It is considered that this design makes best use of the application site in a way that would provide a house of a high standard of design that would assimilate with the built character of the village.

**Access to the Development**

- 5.1 Access to the proposed development is via the existing driveway into the site which is proposed to be improved through removing a small section of the roadside hedgerow. The access is on a straight section of road where there is already an entrance and, with the roadside hedge trimmed back, there are adequate sightlines to serve the proposed development. The advice from Wiltshire Highways was that, subject to details, they would not be opposed to this site being developed on highway grounds.



Picture 8: Sightline to the west



Picture 9: Sightline to the east



### **Conclusion**

- 6.1 This proposal has been designed in the light of detailed guidance provided by Wiltshire Council. The site is an infill plot within Donhead St Andrew, which is categorised as a 'small village' within the Core Strategy and therefore a location where this form of development is in accordance with planning policy. Although the site is currently the corner of a field, it is nevertheless a small gap between two houses within the built up part of the village where there is room to accommodate a single dwelling.
- 6.2 The design of the proposed house has also been influenced by the pre-application advice and is for a house that is set down within the slope of the site and of a vernacular and palette of materials that would fit well within the mix of house designs found within this part of the village.
- 6.3 It is therefore considered that the proposal is in accordance with National and local planning guidance and it is anticipated that the Council will be supportive of allowing a house as proposed within this submission.