



WDA
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The Cow Shed

Holt Lane, Bishops Caundle

Full Application
June 2023

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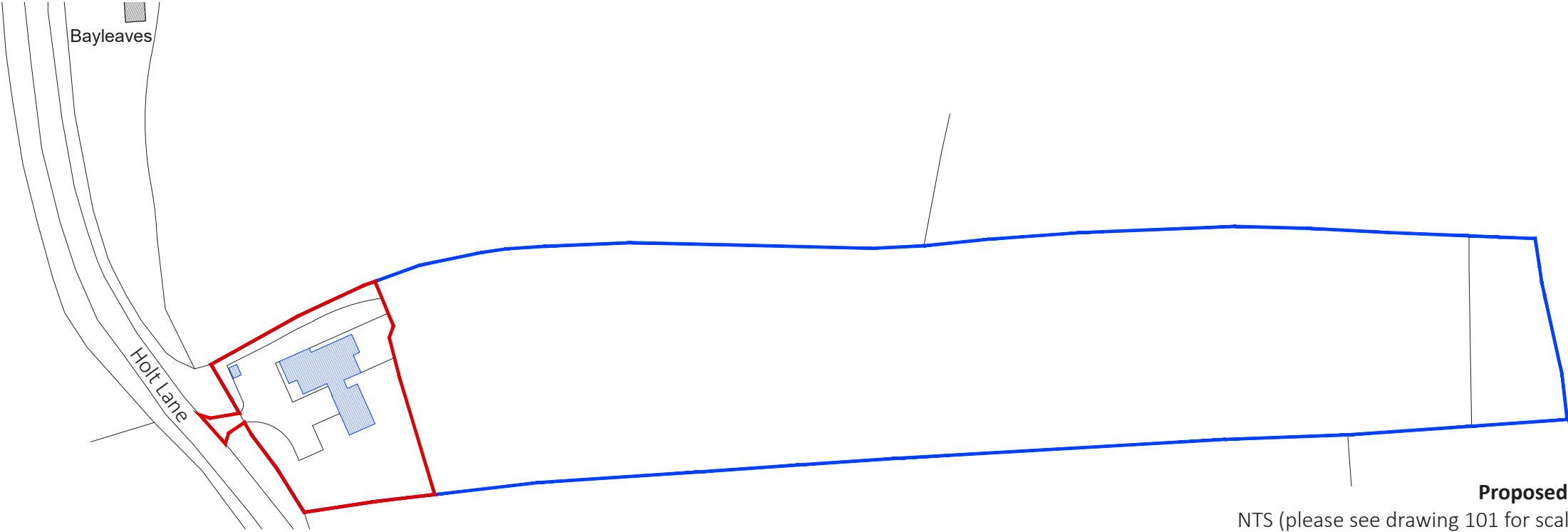
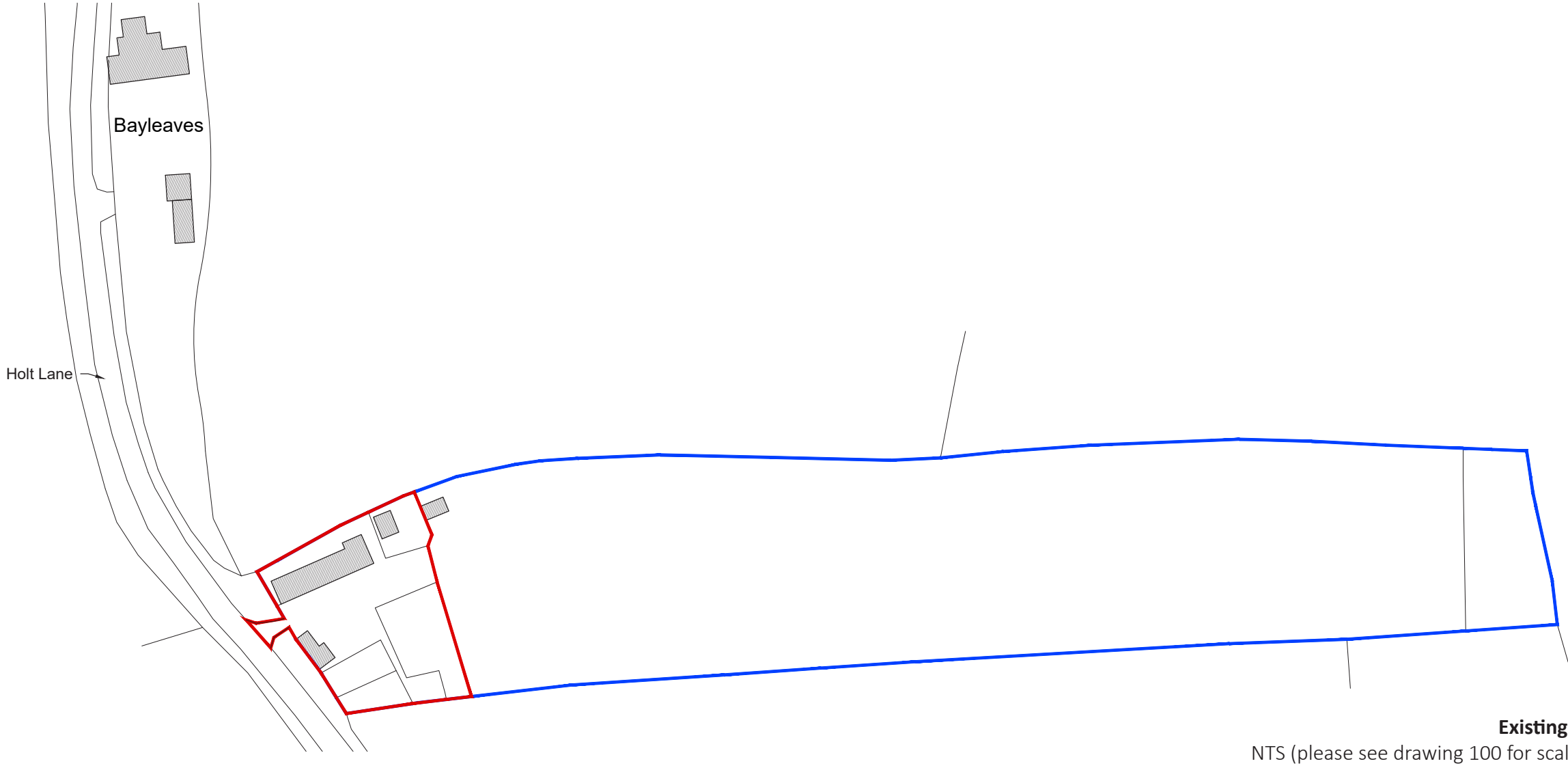
The Cow Shed, Holt Lane, Bishops Caundle, Sherbourne, DT9 5LY.

This Design and Access Statement supports the planning application to Dorset council by our client for the demolition of an existing barn and sheds and replacement with a new dwelling house, with reference to the Class Q approval P/PAAC/2022/06115 and the fallback position concept.

This document should be read with the following documents;

Completed Application Form
100- Site Location Plan and Existing Block Plan A1
101- Proposed Block Plan A1
102- Existing Site Plan showing Roof Plan A1
103- Existing Site Plan showing GF Plan A1
104- Existing Elevations A3
105C- Proposed Site Plan showing GF Plan A1
106B- Proposed Elevations A3
107B- Proposed North East Elevation and Section AA A3
108A- Proposed Perspective A3
109A- Proposed Perspective A3
110A- Proposed Perspective A3
111A- Proposed Perspective A3
112A- Proposed Perspective A3
113A- Proposed Perspective A3
114- Proposed drainage Site Plan
Rural Biodiversity Checklist
PEA





The application site is located to the west of an agricultural unit which extends far to the east. The main access track from Holt Lane is tarmac leading to the access on the western boundary of the site which is a gravel/stone hard standing. This gravel/stone hard standing turns into grass which covers most of the site with some shrubbery.

The site is largely concealed on 3 sides by dense hedge. A wooden fence makes up the east boundary and separates the site from the agricultural field. The site is populated by multiple sheds and outbuildings. These sheds line the western and northern boundary of the site.

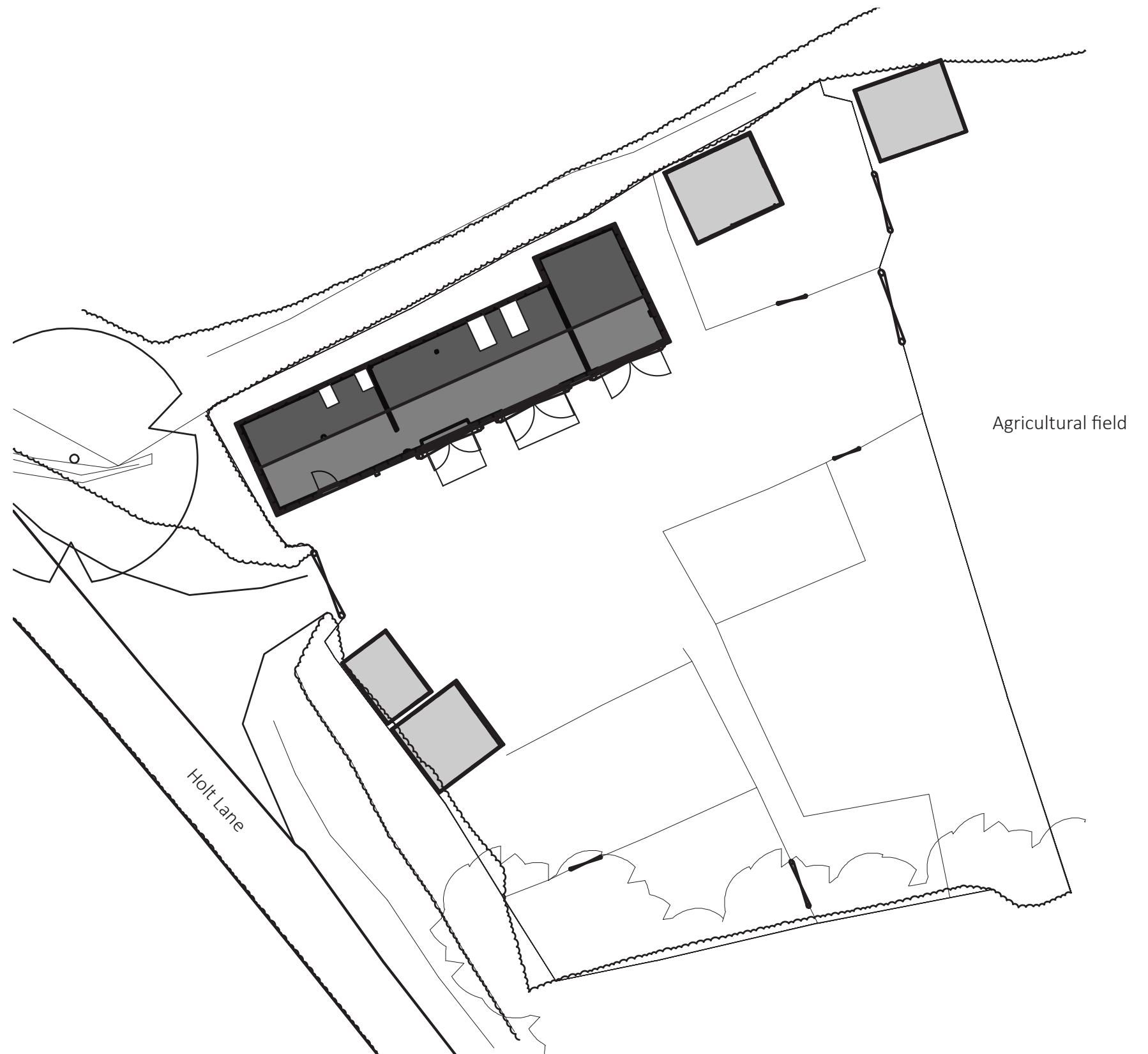
Tractors cross the site, in front of the southern elevation of the existing barn, to access the agricultural field. The access for the agricultural field is provided through a fence which is opposite the access to the site. There are 2 concrete hardstandings (4.6sqm and 6sqm) to the south of the barn, in front of the large double timber doors and concrete hardstanding in the most northern corner of the site inside the bull pen.


Existing Barn

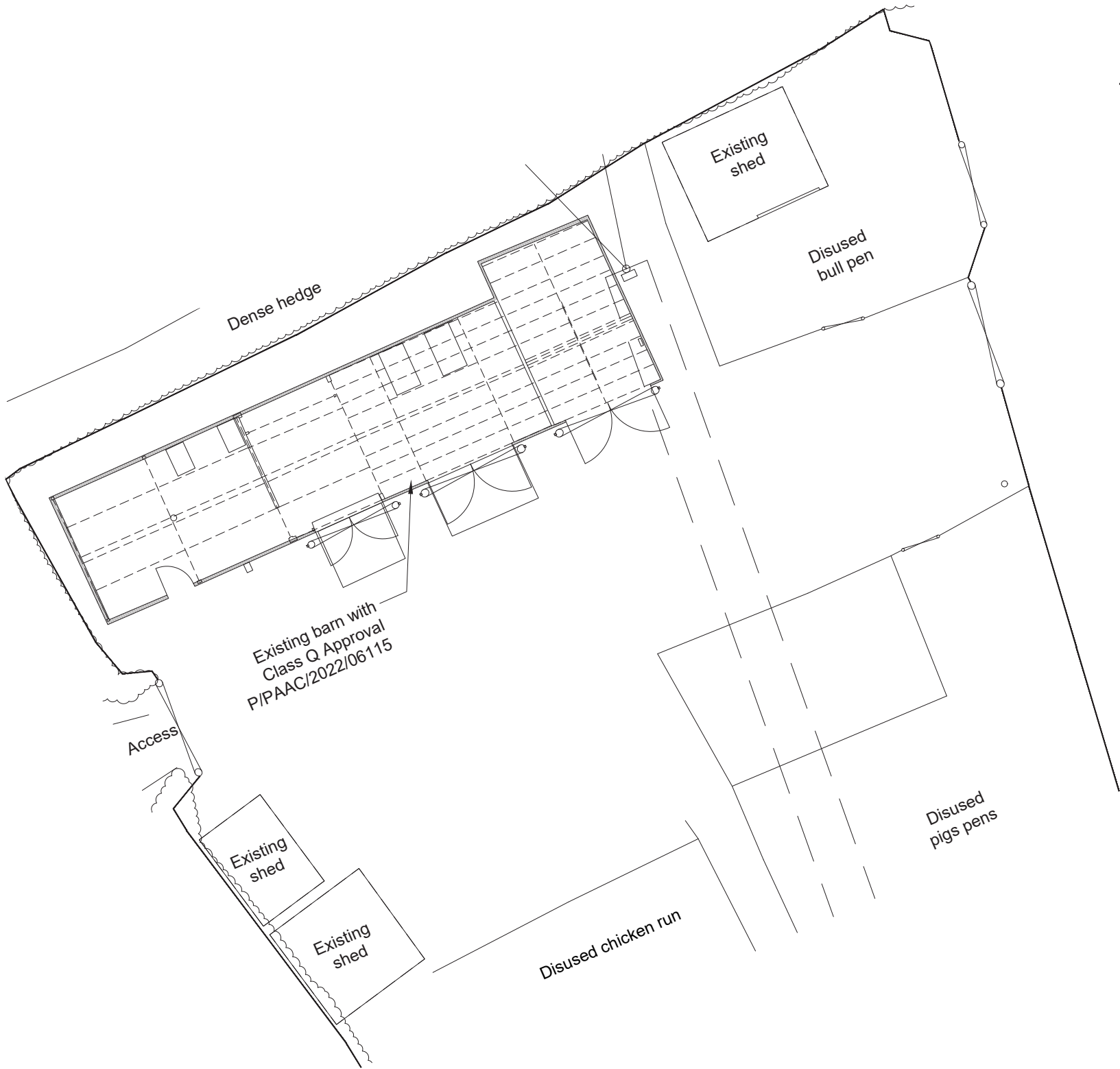
The southern elevation of the barn is immediately north of the access to the site. The existing barn is 100m². The gross internal floor area of the barn and all existing surrounding sheds to be demolished in this proposal is 154m². The external dimensions are approximately 20m wide x 4.8m deep at the narrowest part and 6.1m deep at the widest part, 3.56m high at the ridge on the southern elevation and an eaves height of 2.13m high.

Site Levels

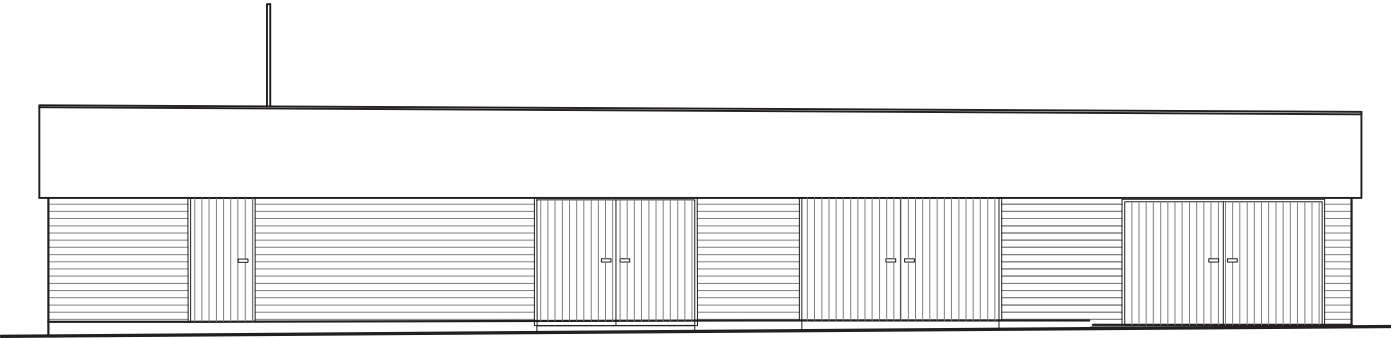
The existing site is elevated from Holt Lane by approximately 2m. It is a relatively flat site, with a slight fall from north to south of approximately 0.5m.



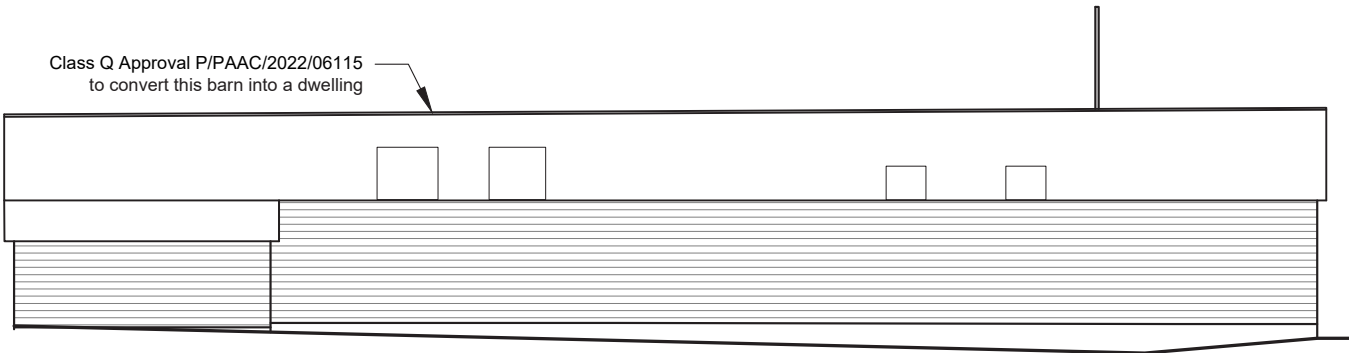
 **Existing Site Plan**
showing Roof Plan



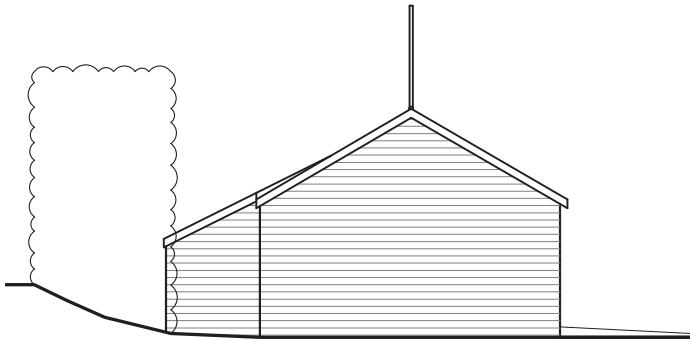
Existing Site Plan showing Ground Floor Plan
NTS



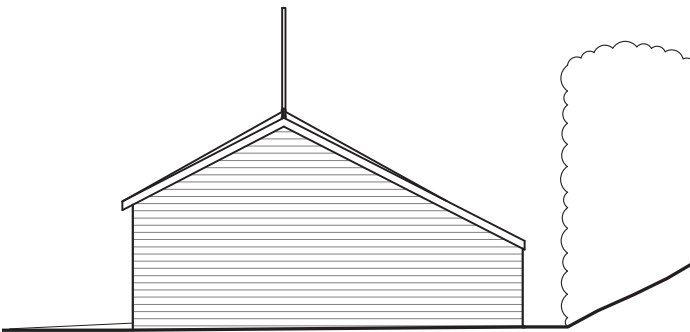
South West Elevation of Existing Barn
NTS



North West Elevation of Existing Barn
NTS



South West Elevation of Existing Barn
NTS



North East Elevation of Existing Barn
NTS



F1- Existing access from Holt Lane to the west of the site



F2- View of the barn from the south



F3- View of the existing barns east elevation



F4- View of the barn with planning approval and outbuildings from the south



F5- View of the barn from the south east



F6- South east views from the south east corner of the site



F7- View accross the site looking south



F8- View from Access gates of Holt Lane and views behind



F9- View of existing sheds to be demolished



F10- View of agricultural field and existing concrete hardstanding in the northern most corner of the site



F11- Far reaching views to the east accross the field



F12- View from the field of the existing barn and sheds

The proposal is to replace the existing barn with a new dwelling in the countryside, which we understand would usually be resisted owing to its conflict with local and national policy. However, the Class Q permission P/PAAC/2022/06115, given in late 2022, demonstrated that the existing barn (100sqm) can be converted to a new dwelling as permitted development. Thus, providing a 'fall-back' position against which there is an opportunity to replace the existing barn with a sympathetic and sustainable new dwelling that responds to the sites context.

For such a new dwelling to be acceptable we understand that the Local Authority would seek to see an improvement in terms of design, siting and landscaping. Any resulting scheme must be no more visually intrusive in the landscape than the existing barn or potentially converted barn, so that there can be no harm to the character and appearance of the surrounding rural landscape.

Relevant Policies

- Adopted West Dorset and Weymouth & Portland Local Plan:
The following policies are considered to be relevant to this proposal:
- INT1 - Presumption in favour of Sustainable Development
- ENV10 - The landscape and townscape setting
- ENV12 - The design and positioning of buildings
- ENV16 - Amenity
- ENV 13 - Achieving High Levels of Environmental Performance
- SUS2 - Distribution Of Development
- ENV1 - Landscape, seascape & sites of other geological interest
- HOUS6 - Other residential development outside DDB's
- COM7 - Creating a safe & efficient transport network
- Emerging Dorset Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

Relevant Site History

P/PAAC/2022/06115

Change of use & conversion of agricultural building to 1 no. dwellinghouse (Use Class C3)

Decision: PAG

Decision Date: 22/11/2022

Neighbouring Planning History:

BAYLEAVES, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5LY

- Application No: 1/E/05/002326

Approved – 24th January 2006

Erect porch extension

- Application No: 1/D/08/000368

BAYLEAVES, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5LY

Approved – 22nd April 2008

Erect timber framed and clad garden studio/summerhouse

- Application No: WD/D/15/000429

BAYLEAVES, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5LY

Approved – 29th April 2015

Internal alterations & extract grille in west elevation

- Application No: WD/D/15/001265

Approved – 20th July 2015

Fit 16 solar panels to the detached studio in the grounds of the main building

It is recognised that the principle of an open market dwelling in this location is acceptable in principle given the extant Class Q permission.

- No particular concerns in regard to the dwellings relocation because the building is largely within the same location as the existing structure.
- The proposed residential garden is intended to expand to the existing proportions of the site, this would appear to be a natural expansion which would not appear excessive nor uncharacteristic within the rural locality.
- It would be recommended to contain the residential appearance of the site by reinforcing existing natural boundary treatments.
- We would expect to see improvements over the approved scheme, whilst also not resulting in a proposal which would be more visually intrusive within the landscape.
- The introduction of renewable energy sources would be welcomed and encouraged.
- You may need to demonstrate that your proposal will not result in harm to protected species and you will need to consider opportunities to promote biodiversity.
- The site is located within Flood Zone 1 and there is no known risk from other sources such as surface water flooding or groundwater flooding.
- The application should include a plan with details of all existing landscaping features within the site and on its boundaries.
- The plan should indicate details of any landscaping features to be removed, along with any new planting. As much of the existing landscape should be retained as possible or reinforced.
- Bin/recycling storage - suitable space within the application site should be identified.
- Drainage- foul- the application should include details if the new dwelling is not going to be connected to an existing mains drainage system.
- Drainage- surface water- an appropriate method of detailing with surface water to prevent flooding of the site and the adjacent land will be required which takes account of the Sustainable Drainage Systems hierarchy.

Policy HOUS6 details the increase in size permissible for the erection of a replacement dwelling, the relevant section reads:

It is expected that replacement dwellings will be of a similar size to the original dwelling (within 10% by volume) unless it can be shown that a larger development results in a benefit to the character or appearance of the area.

Therefore, it would be recommended that the scale of the proposal is brought inline with the above expectation. Should the resultant dwelling fall outside of the 10% increase then the benefit of its increase should be evident.

Original larger scheme submitted for Pre-application advice



Pre-Application Reflection: Design Development

The design proposal has been reduced significantly in size in response to the Pre-Application Advice regarding policy HOUS6.

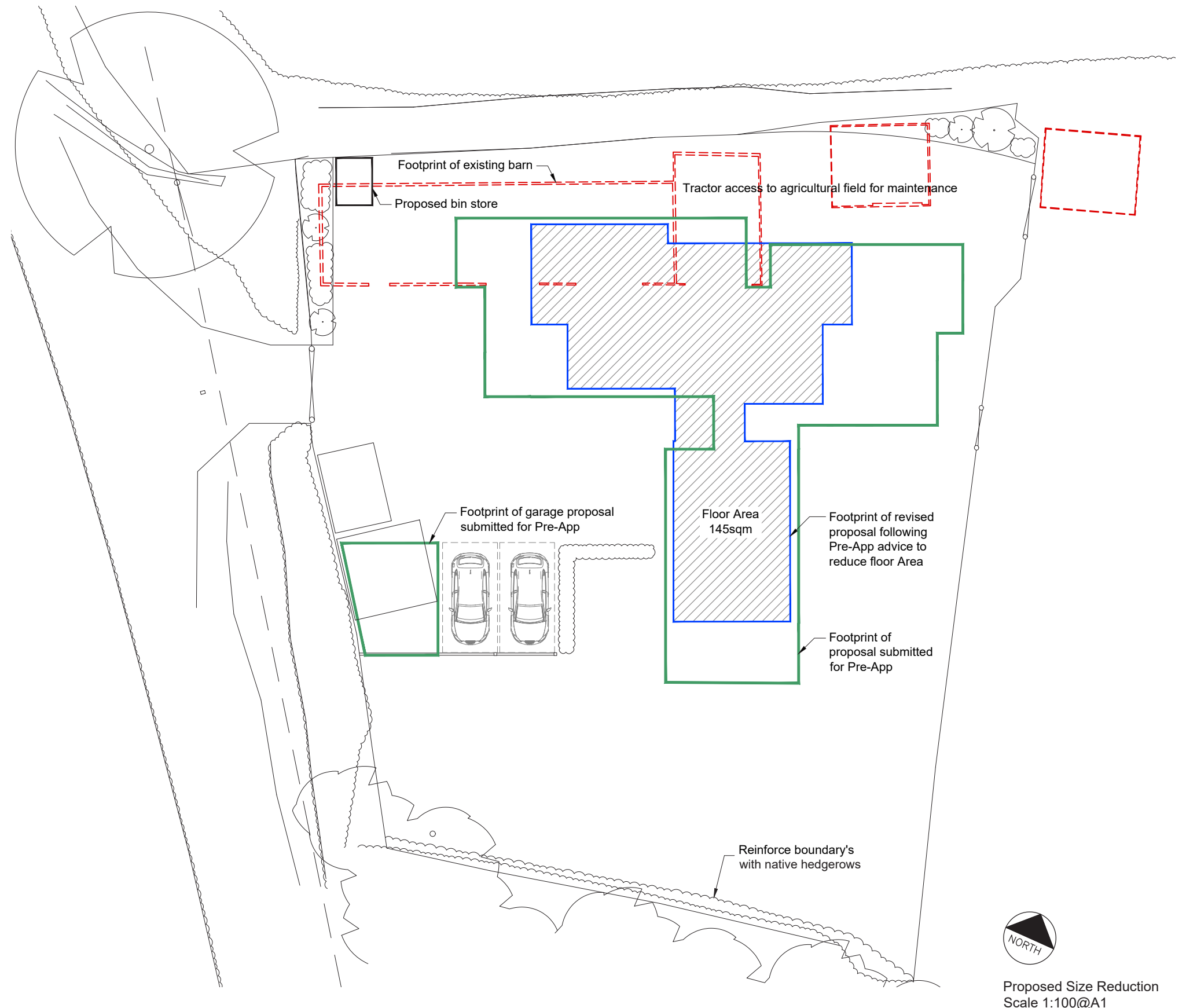
Having carefully reviewed the proposal thoroughly, the total floor area was reduced by approximately 86sqm. This was achieved by removing the following aspects of the design:

- Guest bedroom
- Separate en-suites to Bed 2, 3
- Master bedroom walk-in wardrobe
- Detached garage, workshop and log store
- Plant Room
- Boot Room
- Pantry
- WC

All remaining spaces were reduced in size significantly in order to achieve the smaller proposal. The floor area submitted at Pre-App came to approximately 231sqm (including 14sqm for the detached garage)

This revised proposal is now just 145sqm which is required to meet the needs of a detached 3 bed family home that is set on a 1000sqm site.

The proposal will offer an improvement in terms of design, siting and landscaping, creating a building that is sympathetic to its location and a more sustainable and exemplar new house in the countryside.



Proposed Size Reduction
Scale 1:100@A1

Scale - Single Storey

The proposed house will be single storey to reflect the existing barn and the proposed ridge does not exceed the existing ridge height of the barn by more than 200mm.

The dwelling to the north of the application site is over 70m away but the scheme has been carefully designed so that the eaves adjacent to the northern boundary remain low in order to not be overbearing and to ensure no overlooking. Therefore, the proposal would not cause greater harm to the character and appearance of the surrounding rural landscape than the existing single storey barn conversion.

Massing - Size

The gross internal floor area of all on-site structures is 148sqm and the proposals floor area is of a similar size at 145sqm. The large scale of the site (0.1h+agricultural field) allows for a house of this size to sit comfortably within its setting. The proposed residential garden is also proportionate to the size of the site and the rural locality.

Rather than one volume, the proposal is visually broken up by being segmented into two wings that are single storey with a low profiled glazed link.

Thin profile zinc mono pitch roof

Many agricultural units in Dorset feature a thin profile mono pitch roof and the house has been designed to reflect this local character.

Appearance and Facing Materials

The design takes cues from the dark horizontal timber cladding on the existing barn and proposes to use a combination of vertical charred timber cladding and local Marnhull stone. The stone and timber cladding would suggest an agricultural and non-domestic use.

Ecology

Demolishing the existing barn will cause no harm to any protected species or habitats because an ecological survey conducted on the existing barn found no nesting bats or birds.

The proposed design achieves biodiversity net gain through the implementation of Nest Boxes under the high points of the eaves. This will provide nesting opportunities for swifts and other declining species. Permanent habitats for bees will be created by integrating bee bricks in the local Marnhull stone, on the north easterly and south westerly elevations. For further details on how this design supports ecology, see submitted EcIA.

Form

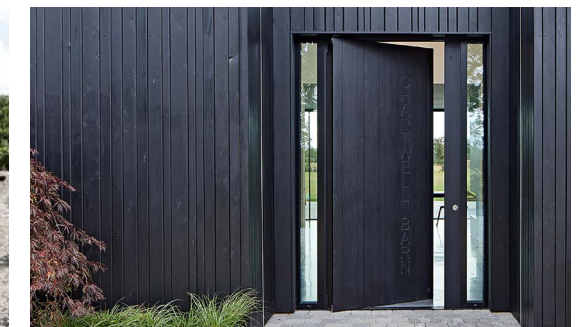


Exsting agricultural buildings in Dorset with monopitch roofs



Thin profile monopitch roof precedents

Materials



Charred Timber cladding Precedents



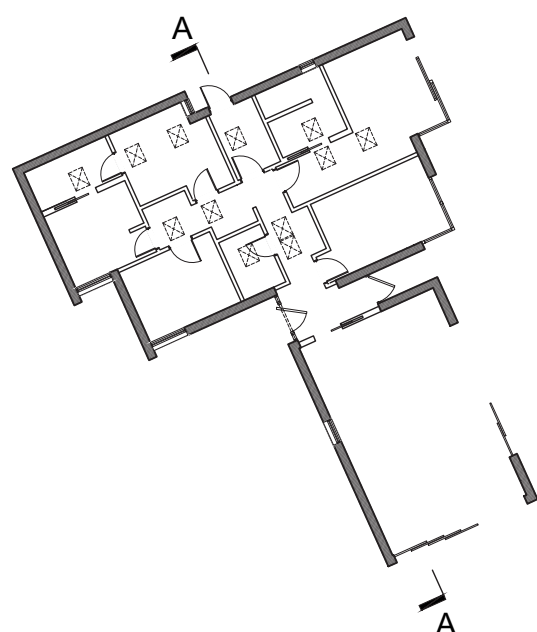
Local Marnhull Stone

Energy Efficiency

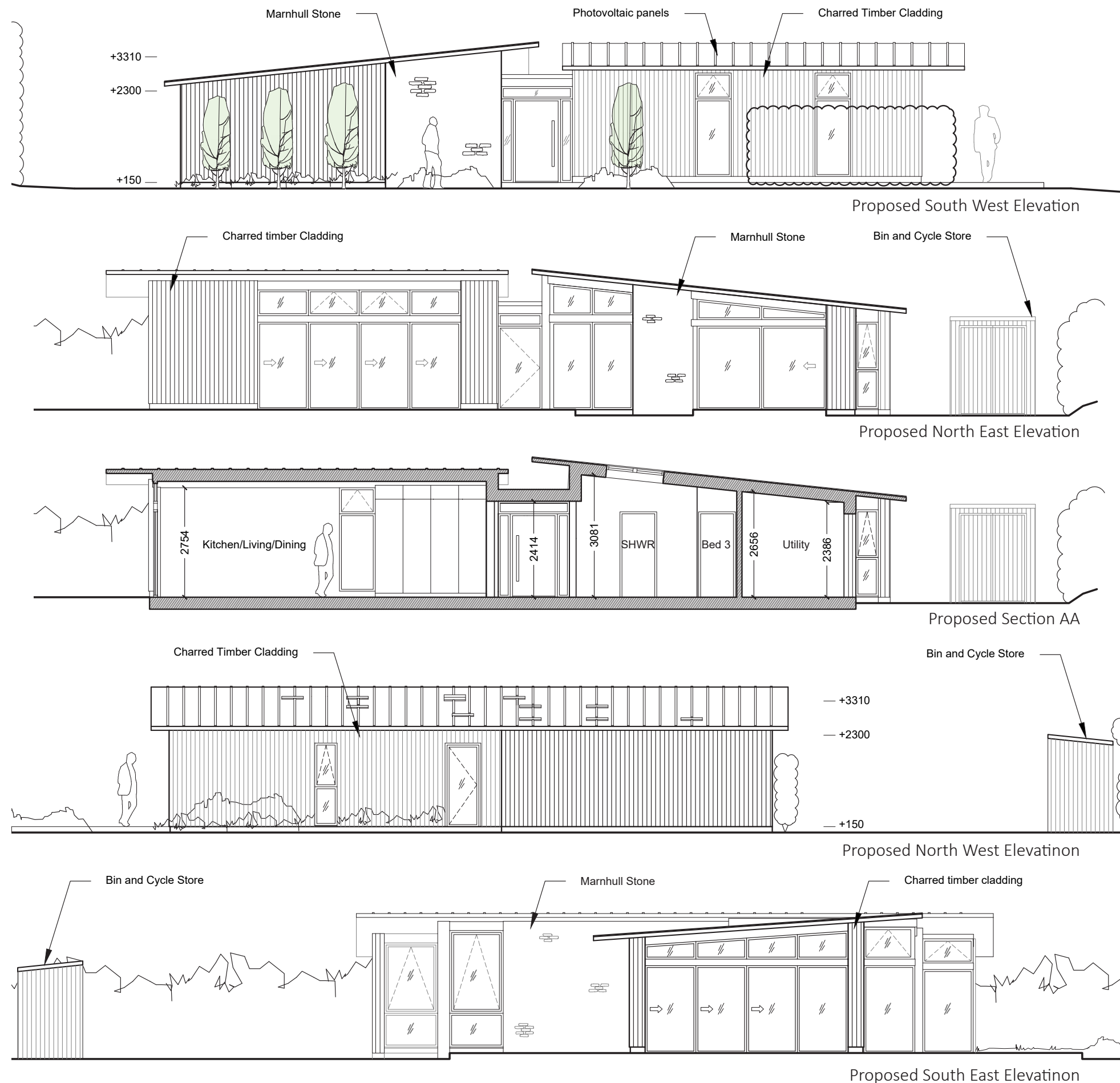
The new dwelling would be highly sustainable using a well insulated fabric, with potential to pursue and adhere to the concepts of Passiv Haus construction. In this way the fabric of the dwelling will be highly insulated, requiring little or no heating from a conventional boiler.

- Solar heat gain due to the buildings orientation.
- Solar shading from the roof overhangs.
- Openable windows to principal sapces for natural cross flow ventilation.
- Air source heat pump.
- Rainwater collection tank.
- Integrated photovoltaic system into the south facing roof.
- North facing non-habitable rooms (En-suites, Utility and circulation spaces) create a buffer zone between the south facing bedrooms and living spaces.

The new dwelling would include sustainable new technologies that will help to reduce the effects climate change, which would not be possible to implement in the existing barn.



Proposed GF Plan
showing section line AA



The improved siting of the dwelling provides an opportunity for a better layout and orientation of rooms that respond to the setting. The proposed siting creates a better relationship between the dwelling and the surrounding context due to the following points:

Topography

The existing barn is partially hidden from the highway by virtue of the road being at a much lower level than the site. This coupled with existing dense hedgerow between Holt Lane and the application site means that, by moving it away from the sites boundaries, the proposed dwelling is even less visible.

Improved Private - Public amenity

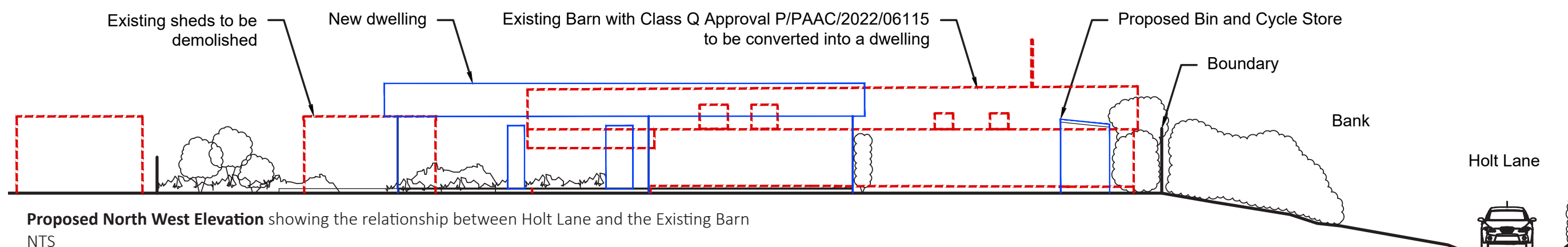
The proposed scheme is still partly located on the existing footprint of the barn and within the permitted residential boundary of the Class Q approval but by shifting the house away from the site boundaries, a better relationship between the private and public amenity is created. The parking, turning and tractor access will be separate from the private south facing garden.

Field Maintenance

The slight relocation of the dwelling to the south east gives continued tractor access along the northern boundary to the agricultural field to the east.



Proposed Site Plan showing the buildings to be demolished in red
NTS



Proposed North West Elevation showing the relationship between Holt Lane and the Existing Barn
NTS

Views

There are far reaching views across the agricultural field to the east. The proposed master bedroom and living spaces are orientated to make the most of these with large areas of glazing facing east. Bed 3 will also have long distance views over the field with a floor to ceiling east facing window.

Sun

The south facing open plan living space will receive plenty of natural sunlight throughout the day which will reduce the need to be reliant on artificial lighting, which is important for rooms that are used often.

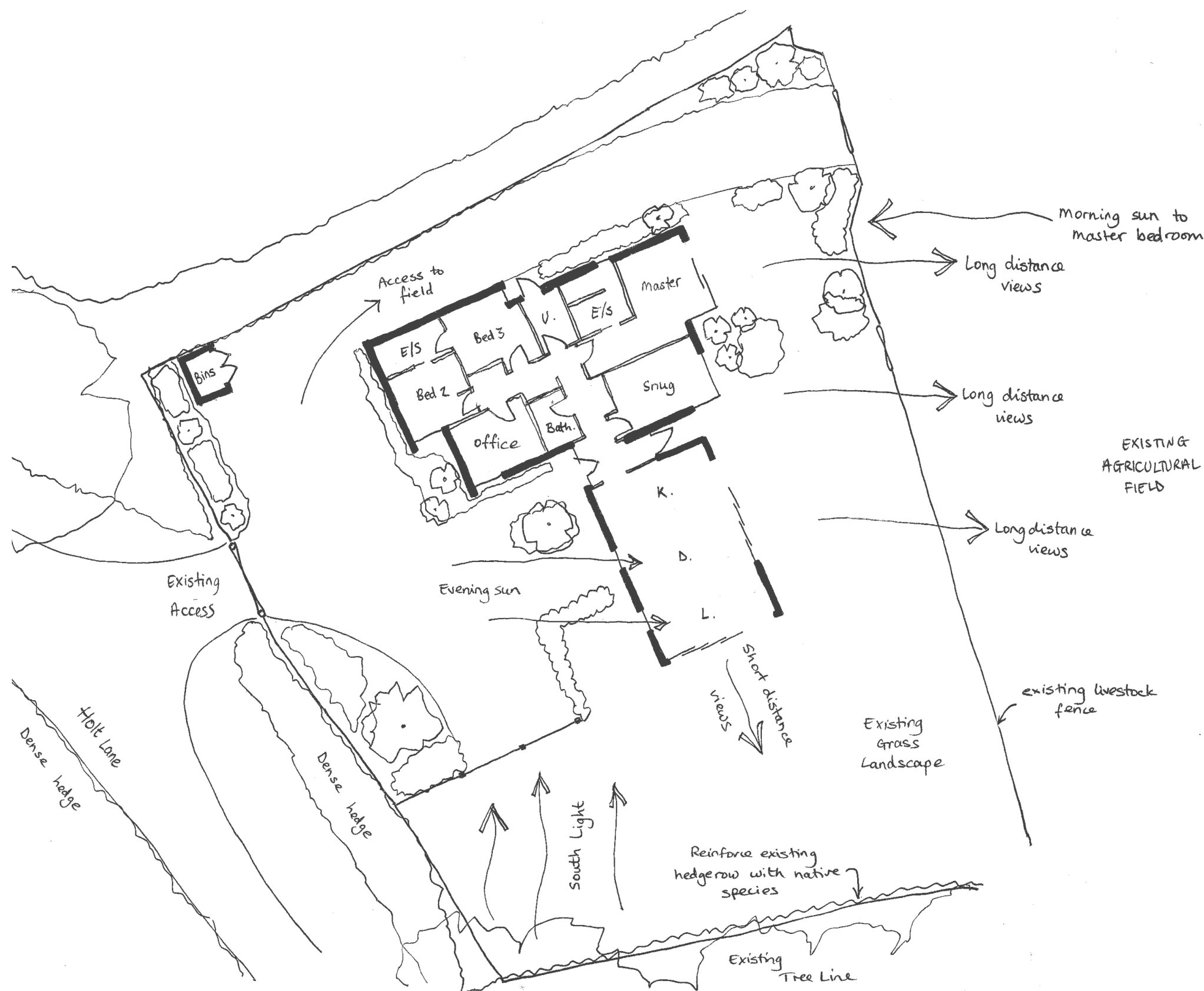
The master bedroom is east facing so it will receive ample morning sun and be private due to its siting facing the agricultural field. The snug is east facing and shaded by the kitchen space in order to avoid solar glare during the day on TV screens.

Bed 2 and the office are south facing so they will benefit from lots of sunlight and passive solar gain throughout the day. 2 roof lights and an east facing window provide Bed 3 with plenty of natural light throughout the day.

Roof lights will provide lots of natural light and ventilation to the shower room and all north facing rooms.

Access

Vehicular and pedestrian access to the site will remain via the existing access from Holt Lane on the north west boundary of the application site. However the proposed bin store will be located in the north west corner of the site, out of sight from the dwelling but easily accessible.



Existing landscape

Existing natural hedgerows on the northern and southern boundaries will be reinforced in order to soften the residential appearance of the site and enhance the existing landscape. Grass covers most of the existing landscape and will be maintained across large areas to the south and west of the site. Please see submitted PEA for further details.

Proposed Residential Curtilage

The residential curtilage of the new dwelling would be restricted to the access tracks, patio and planting adjacent to the living spaces, beyond which the landscape would remain as an open agricultural field in use and character. The existing post and rail livestock fence to the east, bounding the site would be retained and create a boundary for the residential curtilage.

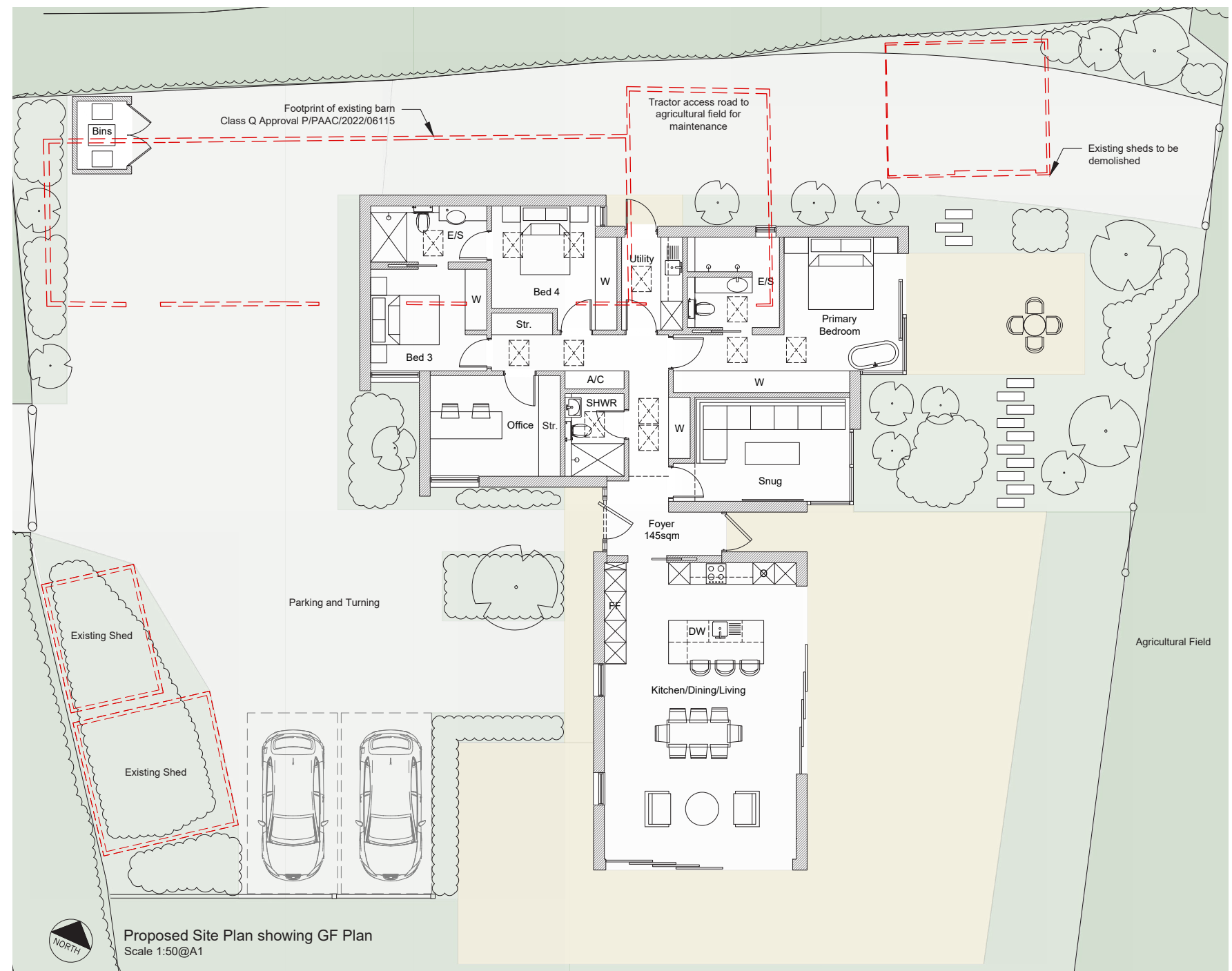
Additional Planting

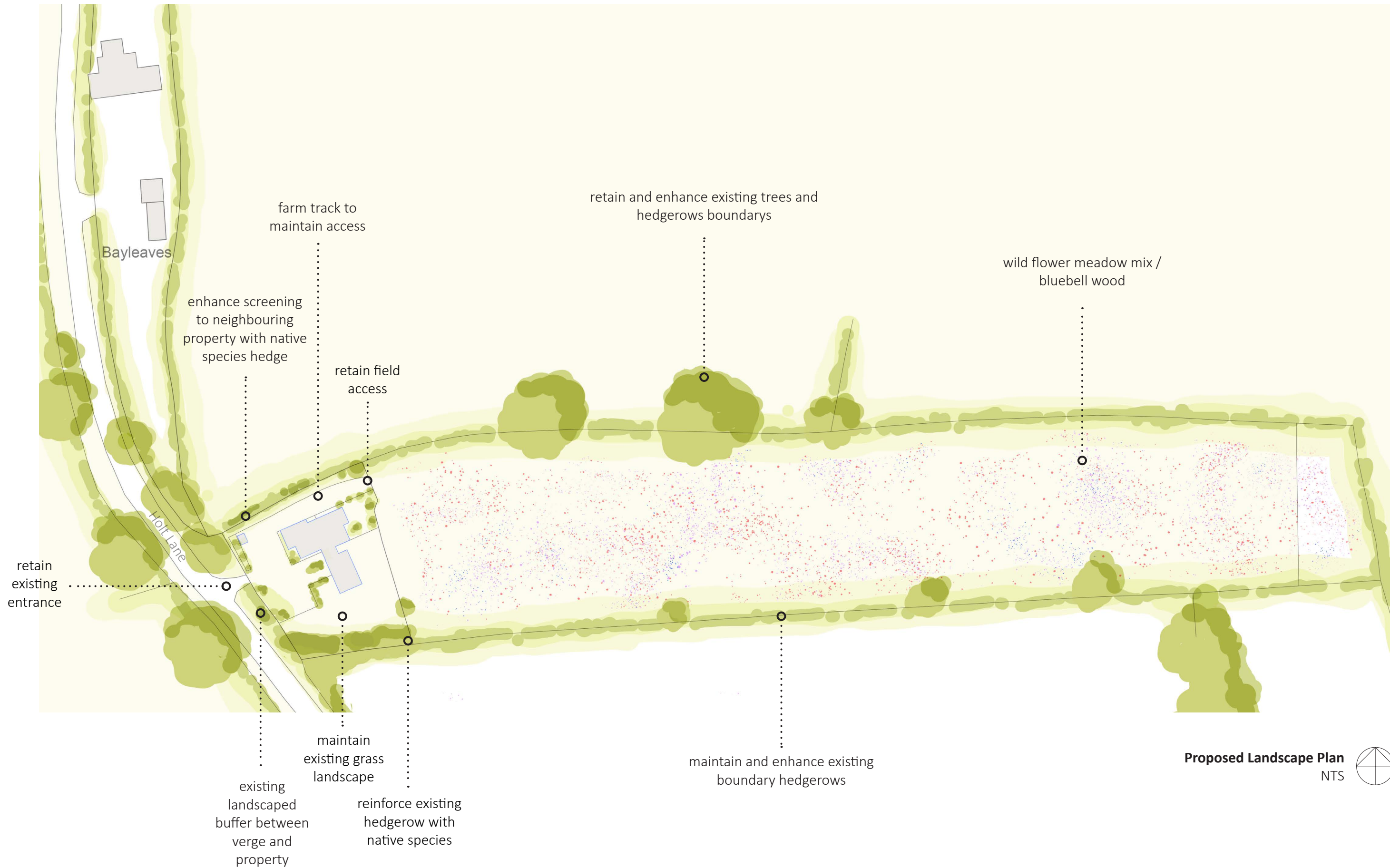
The character of the landscaping will reflect the agricultural nature of the site and avoid typical domestic planting. The planted areas aid in providing separation between external spaces but will be populated with native species in order to reinforce existing plot boundaries and enhance the biodiversity of the existing site.

The proposed site plan shows where new trees could be planted within the site. A landscape plan that shows exactly the type, number and how these trees would be maintained can be conditioned, if required. In this way the biodiversity of the site can be significantly enhanced.

Proposed Materials

Existing concrete hardstanding in the northern most corner of the site will be replaced with stone/gravel shingle to match the existing gravel/stone on the site. The proposed gravel/stone extends over the parking and turning areas but will ensure a one-meter-wide strip of 'bound material' between the gravel and the road so as to stop gravel being dragged onto it. A short length of fencing is proposed to separate the parking from the existing grass area to the south of the site. The fencing will be made of horizontal charred timber pieces to match the cladding on the house and reflect fencing featured in typical agricultural style buildings.





Drainage

It is proposed that foul drainage would be to a sewage treatment plant located on site and surface water drainage would be to soakaway, 5 metres away from the dwelling. Please see drawing **114 - Proposed Drainage Site Plan** for further details.

Sustainable Development: Economic

Temporary jobs would be created during the construction of the house. The works would contribute to the existing local economy. Agricultural land adjoining the house would be maintained for agricultural use.

Social

The high-quality new development would make a positive contribution to local character and distinctiveness, contributing to a high-quality built environment.

Contamination Risks on Site

There is no evidence of the presence of agricultural fuel and oils, or other noxious agricultural waste products on the site.

Noise Impacts

The agricultural barn is quite isolated. The only nearby property, Bayleaves to the north of the site, is over 95m away. Otherwise, the site is surrounded by agricultural fields. Therefore, there are no concerns that occupiers or nearby residents may be impacted by noise either on or around the site.

Flood Risk

With reference to the LA and EA Flood Maps for Planning, the site is located within Flood Zone 1 with a low probability of flooding. The site is well above sea level and has no history of flooding.

Social

The high-quality new development would make a positive contribution to local character and distinctiveness, contributing to a high-quality built environment.

Waste

The provision of a bin store is proposed within this application, please see site plan for more details. The bin store would be clad with the same timber cladding as the dwelling.

Cycle Store

There will be secure covered cycle storage available within the Bin and Cycle Store.

Ecology

No protected species, evidence of protected species, or habitats for protected species were observed on site, with the exception of the boundary hedges and hedgerow tree which will all be retained and enhanced. The buildings on site are not being used by bats to roost and have negligible bat roost potential. Enhancements are proposed in line with National Planning Policy Framework (NPPF, 2021) and the Environment Act 2021, please see submitted Preliminary Ecological Appraisal for further details.



Perspective of the south west elevation
View of the front of the dwelling



Perspective of the north west elevation
View towards the agricultural unit from the access track

The applicants feel that an improvement in terms of design, siting and landscaping can be made by replacing the barn with a sympathetic and sustainable new dwelling that responds better to its setting. They believe that contemporary single storey house, constructed from traditional materials, designed to take advantage of sun and views would be most appropriate on this site.



Proposed Rear Perspective
External planted areas to enhance biodiversity within the site