

Design And Access Statement 933-07A

Hazel Hall Farm, Summerseat, Bury

Proposed Detached Garage With Storage in Roof Space

Design And Access Statement

Site

- The site is located on the border of the Green Belt boundary, fronting on to Higher Summerseat highway to the west. The surrounding land to the east comprises of agricultural land.
- There have been significant developments in the immediate vicinity, despite being located within the Green Belt.
- There is substantial urban sprawl to the west of the application site, predominantly comprising of residential dwellings, as well as small scale retail and 2No public houses within close proximity.
- The site sits within the bottom end of the Higher Summerseat conservation area.

The Property

- Hazel Hall Farm is a large stone farm house with large areas of land to the rear consisting of a hardstanding used by the applicant. Behind a gated wall are stables and a menage on land owned by the applicant.
- There are no overlooking issues from neighbouring dwellings.

Use

- The proposed garage will be used for the storage of tools, vehicles and tools associated with the stables and the applicants cars.

Development

- The proposal is the size required suitable for a house and grounds of this size.
- The footprint of the building will be nestled in an unused corner of the driveway to the side boundary to the rear of the property.

Layout And Siting Of The Garage

- The siting is also in the position of a previously approved garage, which was never built. **Application reference 50428**
- The garage layout is such that the front of the garage is facing away from the side boundary towards the rear of the application address.
- There is a garage door to the front and an general access door to the side closest to the front of the application address.
- To the rear is a set of stone stairs leading up to an external access door. This is to access the proposed storage within the roof space.
- See below photo of where the garage is planned.



Appearance

- The external façade is to be constructed in coursed sandstone to match the existing dwelling stonework.
- Stone heads and cills are to match the stonework of the existing dwelling.
- The roof is to be a slate finish.
- Soffits and fascia's are to be white painted timber to match the existing dwelling.
- The existing driveway is to remain as existing, ie block paving.



Scale

- The garage is in proportion with the existing dwelling.
- The garage will not be visible from the road due to the existing hedges facing the open farmland. It will be partially visible from the gated entrance of the dwelling, due to the slope down the driveway to the rear of the property, all of the garage will not be visible. See below Google streetview images and Google earth snapshot.



Green Belt Justification

- The application address previously had a detached garage approved, as mentioned in a previous paragraph. The current proposal is marginally larger than the previously approved garage.
- It is hoped that the size of the application dwelling/property, available land and positioning of the proposed garage means that the greenbelt is not eroded by the proposal.
- The materials and style will help the proposal become a seamless part of the site and will hopefully give the impression that it has always been part of the site, given the matching style and materials.
- The scale of the development will not have an impact on the openness of the Green Belt.
- The proposed works are negligible in scale in comparison to the construction works being carried out in the local area.
- The new addition to the site would not detract away from the existing dwelling, only enhance the aesthetics.

Volume of Existing House	987m ³
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Volume of Proposed Garage	276m ³
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<u>Volume Increase Percentage</u>	<u>28%</u>
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Heritage Statement

Summary

- The proposal is a for a pitched roof detached garage and store building.
- The building is to store classic cars (Mini's) and for general storage in the roof space.
- Roof storage is accessed using stone steps to the external rear of the building.

Site Description

- Hazel Hall Farm, is a detached house built in the late 1990's.
- It has large grounds with a large rear garden with parking to the side and rear of the house, a horse menage and associated riding stables to the rear, eastern side of the site.

Wider Location

- Houses in the immediate area are of a stone wall and slate roof style.

Proposal

- The garage will be on the south side of the site and will be tucked away in a corner of the site where there is limited visibility from the road.
- The slate roof will slope away from the road, limiting any impact when viewed from the end of the driveway.

Materials

- The materials will match the existing house, which is coursed stone, a slate roof and painted timber doors and windows.

Massing

- The pitched roof slopes away from the road, of which there is very limited visibility for the general public.
- The eaves has been kept as low as possible, whilst trying to have a room in the roof of the proposal.
- Due to the slope of the driveway the eaves will be below the eye line of a pedestrian, if stood on the road at the entrance to the driveway.
- The building will not be visible from the road due to high hedge rows on Higher Summerseat and surrounding fields.
- The proposal is 22 metres to the south east of the main house of Hazel Hall Farm, so the massing of the proposal does not have any impact on the house and would be read in a separate context to the house, as your eye line is drawn away from the house.

Conservation Area Statement Of Impact

- By using the exact materials used on Hazel Hall Farm, the proposal preserves the character of the house and it's appearance within the Conservation Area.
- The impact of the detached garage has been limited due to restricted visibility from the road.
- The nearest building to the south that will be able to see the proposal is 199 metres away, as measured on Google Earth. See image below.



Context

- The site lies within the Conservation Area, set amidst mainly stone wall and slate roof style houses which are well established, thereby ensuring that the addition of the new high quality building is perfectly appropriate in regard to the context of the locality. The garage as proposed will provide sufficient space within and around the development to ensure that the character and appearance of the heritage asset within which it stands is maintained, thereby preserving the quality of the Conservation Area. The site does not form part of any identified special viewpoints and its context is appropriate.

Planning Policy And Guidelines

- At a national level, Section 12 of the National Planning Policy Framework (NPPF) of December 2023 requires good design for new developments with Paragraph 135 setting out objectives to contribute to the overall quality of the area and to respond to local character but to not prevent or discourage appropriate innovation. Planning policies should allow schemes which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing appropriate innovation or change.
- Paragraph 139 of the NPPF confirms that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- NPPF Paragraphs 207 and 208 make a distinction between proposed developments that will lead to 'substantial harm to or total loss of significance' of a designated heritage asset (paragraph 207) and proposals which will have 'less than substantial harm' (paragraph 208). If no harm arises then it follows that the policy is not engaged. If 'harm' is judged to result but is "less than substantial" then such harm is to be weighed against the public benefits of the proposal.
- Paragraph 208 does not indicate that such development should normally be refused consent (unlike paragraph 207) and that some discretion on the part of the decision maker is allowed. This then is the balanced judgment that has to be taken if "less than substantial harm" is deemed to arise.

Justification

- The proposal is justified due to the proposed materials matching existing, distance away from Hazel Hall Farm House and the very limited visibility from the road and any houses in the vicinity of the proposal.