Design and Access Statement.

Erection of bungalow, land adjacent to Park Drive, Stainborough,

This application is submitted following the new guidance relating to infill development within the Green Belt contained in the National Planning Policy Framework. The guidance in paragraph 3.4 of Planning Policy Guidance Note 2 stated that the construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:
- limited infilling in existing villages (under the circumstances described in the box following paragraph 2.11). The new guidance states in paragraph 89 that "limited infilling in villages" is not inappropriate in the Green Belt. The additional constraints as formerly set out in paragraph 2.11 of PPG2 are no longer included, and UDP policies WR4 and WR5 relating to this advice have not been retained. The Council's Core Strategy, policy CSP34, takes national guidance as the basis on which to determine applications for new buildings in the Green Belt, and will therefore follow the new guidance. On the basis of this change to Green Belt policy it is considered that this infill proposal within the village of Stainborough is now in accord with national policy.

**HISTORY**

An application for the erection of a split level dwelling and garage (ref 01/0597) was refused on the grounds of inappropriate development within the Green Belt, and impact on the Conservation Area and approach to Wentworth Park**.** The proposed building had a height of 7.2m to the ridge, and 155m$^2$ of habitable floor space together with an integral garage, and a frontage open to the highway.

An application for the change of use of land to form extension to domestic curtilage (ref 2008/1294) was approved in 2008, and has been implemented.

**CONTEXT**

Physical context

The Surrounding Area:

The land lies within the hamlet of Stainborough. It is adjoined on two sides by dwellings, and on the third by a public house with an extensive car park and play area. The eastern boundary adjoins the recently upgraded Park Drive which gives visitor access to Wentworth Castle grounds. Part of the original area approved for domestic curtilage has been incorporated into the garden of Strafford View, a large bungalow lying to the west of the application site. The applicant's dwelling, Willenby, has a detached garage and vehicular access onto Lowe Lane. Nos 2 and 4 Park Drive to the north are Listed Buildings.

The Site:

The land has high hedges on the northern and southern boundaries and 1.8m high dry stone walls erected on the eastern and western boundaries. Double gates provide vehicular access onto Park Drive. The land slopes approximately 1.5m from the western to eastern boundaries, and 1m from the northern to southern boundaries. It has been cleared of vegetation, and some excavation taken place to provide a large flat area surfaced in gravel.

This land lies within the Wentworth Castle and and Stainborough Park Conservation Area.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

National Planning Policy Framework, paragraph 89.

Local policies

The following policies were considered to be relevant when producing the design for this development: Core Strategy policies CSP8, CSP 29, CSP 30, and CSP34; saved UDP policy Policy GS9.

**DESIGN OF THE SCHEME**

Use

The site will remain in domestic use. Under current national policy limited infill is appropriate development within the Green Belt. Given the high boundary walls and hedges that exist, the single storey building will have no material impact on the openness of the area.

Amount

0ne dwelling constitutes “limited infilling” in accord with national policy.

Layout

Gradients and topography – the site falls 1.5m from west to east, and 1.0 m from the southern boundary to the surfaced, levelled area. The bungalow would be built at the level of the surfaced area, excavated into the higher land to the south.

Crime prevention measures – the site has secure boundaries.

Scale

The size of the building in relation to its surroundings - This is a modest sized bungalow, much smaller than Strafford View to the west, and of a similar size to Willenby. It would have a floor area of 88$m^2$.

Landscaping

Landscape principles and details –Pyracantha has recently been planted to the front of the boundary wall.

Appearance

With respect to the architecture /style, design / detail – the detailed design is reserved for subsequent approval, but a simple design with stone heads and lintels will be achieved. Given the height of the boundary walls and hedges, the setting back of the building from

the road, and constructing it to the level of the southern area of the site, only the roof and part of the gables will be prominent from those passing along Park Drive to the public house, cricket ground, and Stainborough and Wentworth Castle.

Materials / colours/ textures – the building will be constructed in coursed natural stone, with natural or good quality artificial stone roof slates. These will harmonise with the older surrounding buildings.

Access

There is an existing vehicular access onto Park Lane, set back 3m from the kerb.

Parking –there is a surfaced area that provides adequate parking and manoeuvring space for a dwelling.

Is equal and convenient access for all users addressed –The scheme provides a safe means of access into the site for both vehicles and pedestrians. The dwelling will be built to levels that avoid the need for steps at any entrance

Fire and refuse vehicles will have direct access to the property.