

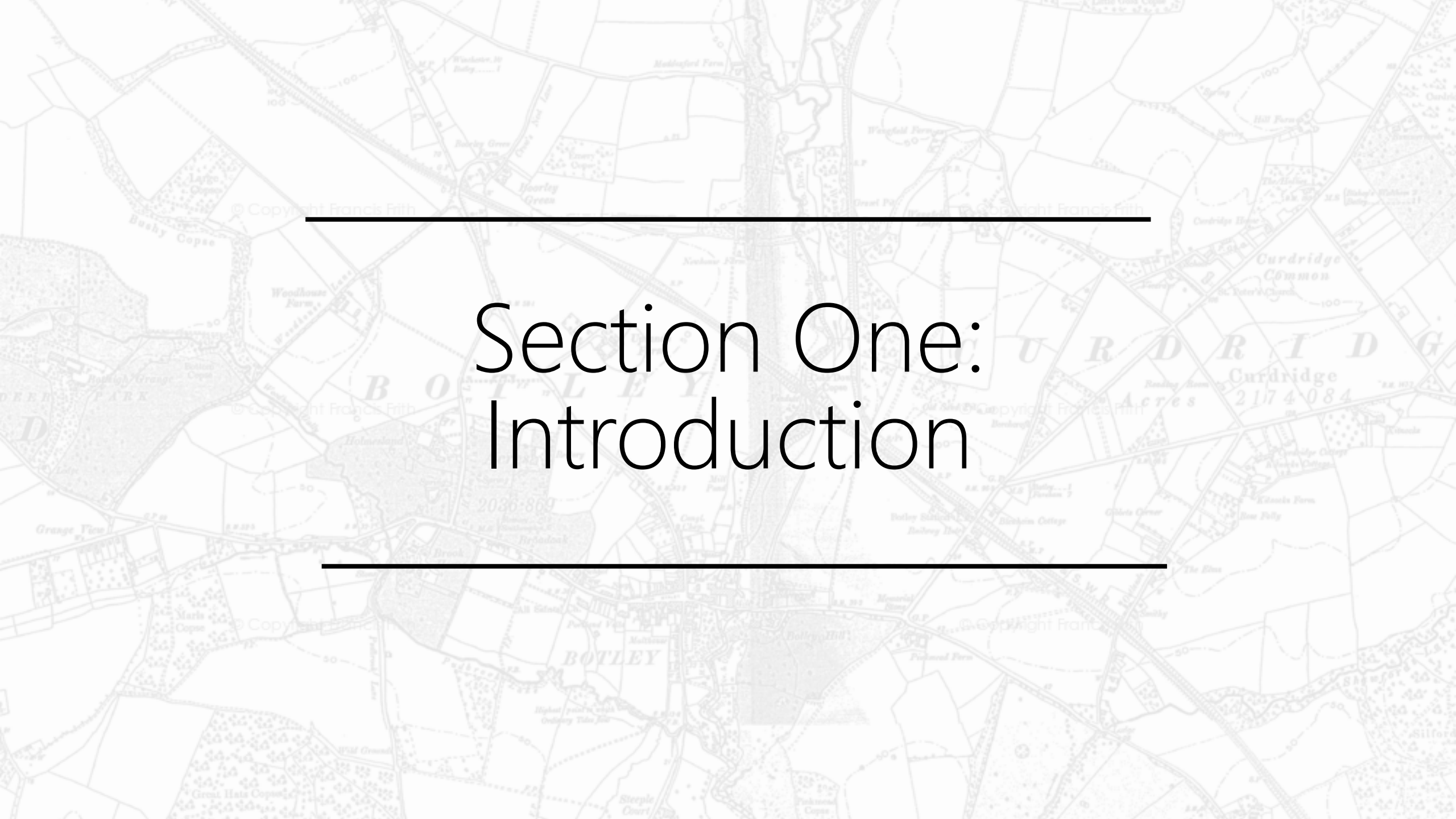
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Design & Access Statement

Hatts Copse Farm
Brook Lane, Botley SO30 2ER

August 2024

KNIGHT
Consulting
ARCHITECTURE – SURVEYING – PLANNING

A detailed historical map of the Botley and Curdridge area in Oxfordshire, England. The map shows a network of roads, railways, and various farms and estates. Key locations include Botley, Curdridge, and the surrounding countryside. The map is oriented with North at the top. The text 'Section One: Introduction' is overlaid on the map, centered horizontally and vertically. The text is in a large, black, serif font. The map features various labels for farms, estates, and geographical features, such as 'Woodhouse Farm', 'Curdridge Common', and 'Botley Hill'. The map also shows the 'Reading, Banbury & Oxford Railway' and the 'Oxford & Banbury Railway'. The map is a historical document, likely from the late 19th or early 20th century, given the style of the map and the presence of railways. The map is a detailed and accurate representation of the area at the time it was created. The map is a historical document, likely from the late 19th or early 20th century, given the style of the map and the presence of railways. The map is a detailed and accurate representation of the area at the time it was created.

Section One: Introduction

1. INTRODUCTION

1.1 STATEMENT

This Design and Access Statement has been prepared by Knight Consulting on behalf of Mr and Mrs King for the proposal at Hatts Copse Farm, Botley:

“Demolition of Existing Annex and erection of Replacement 2-Bedroom Bungalow with associated garages”

This statement outlines the vision for the proposal and establishes the principles that have been considered within the design process. The relevant local policies have been identified and outlined in how we believe the proposal complies with these policies.

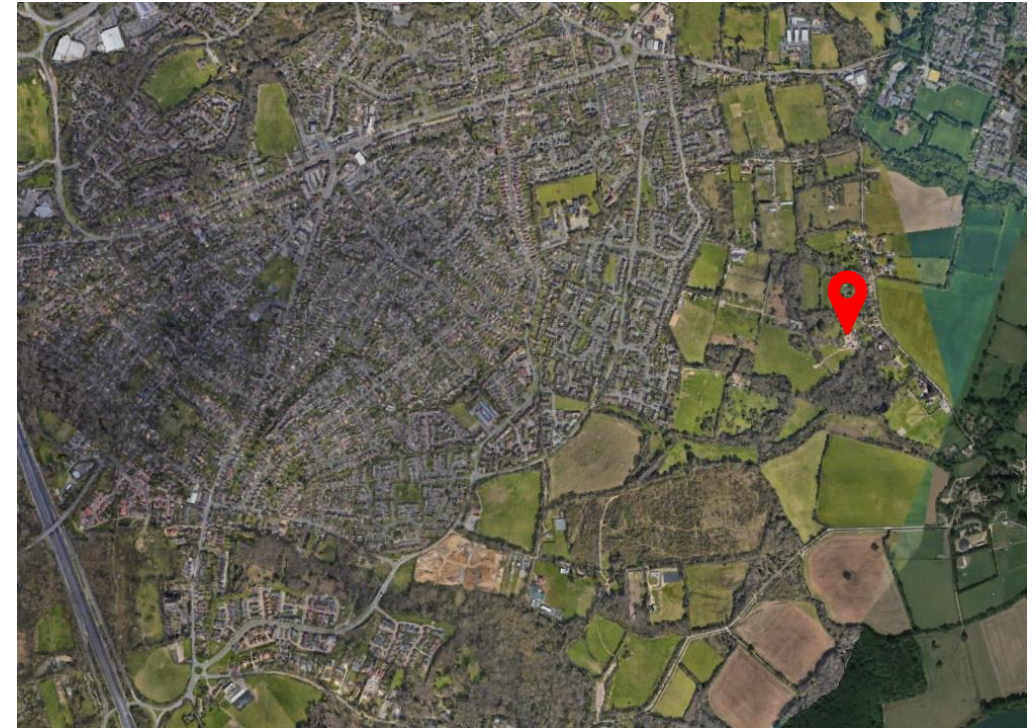
This document has been prepared to support the proposal in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order (SI 2010/567) and subsequent amendments and The National Design Guide (September 2019).

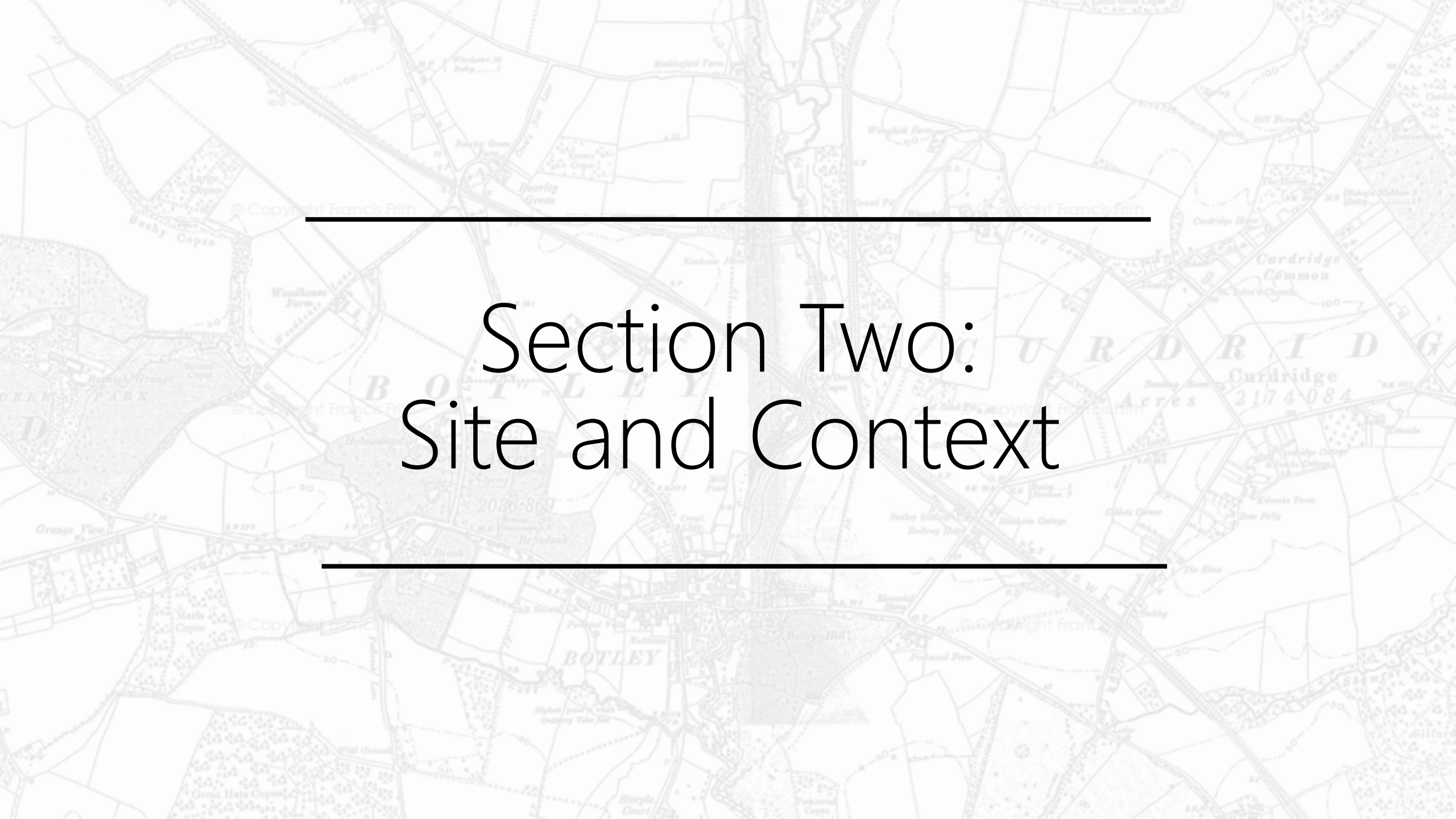
1.2 SITE LOCATION

The site, which is approximately 11.85 acres, is located on Brook Lane, which connects onto the A334 High Street.

The site has multiple buildings including two C3 dwellings – the main house and the secondary annex. The main house has permission for the demolition and replacement for a 5-Bedroom dwelling (Application Reference: F/22/93781).

The secondary annex has C3 use, approved in December 2023 through Application LDC/23/95878.



A detailed historical map of the Botley and Curdridge area in Oxfordshire, England. The map shows a network of roads, railways, and various farms and estates. Key locations labeled include Botley, Curdridge, and several farms like Woodhouse Farm, Moulton Farm, and Curdridge Common. The map also shows the River Cherwell and various smaller features like ponds and copses. The text 'Section Two: Site and Context' is overlaid on the map, centered between two horizontal lines.

Section Two: Site and Context

2. SITE AND CONTEXT

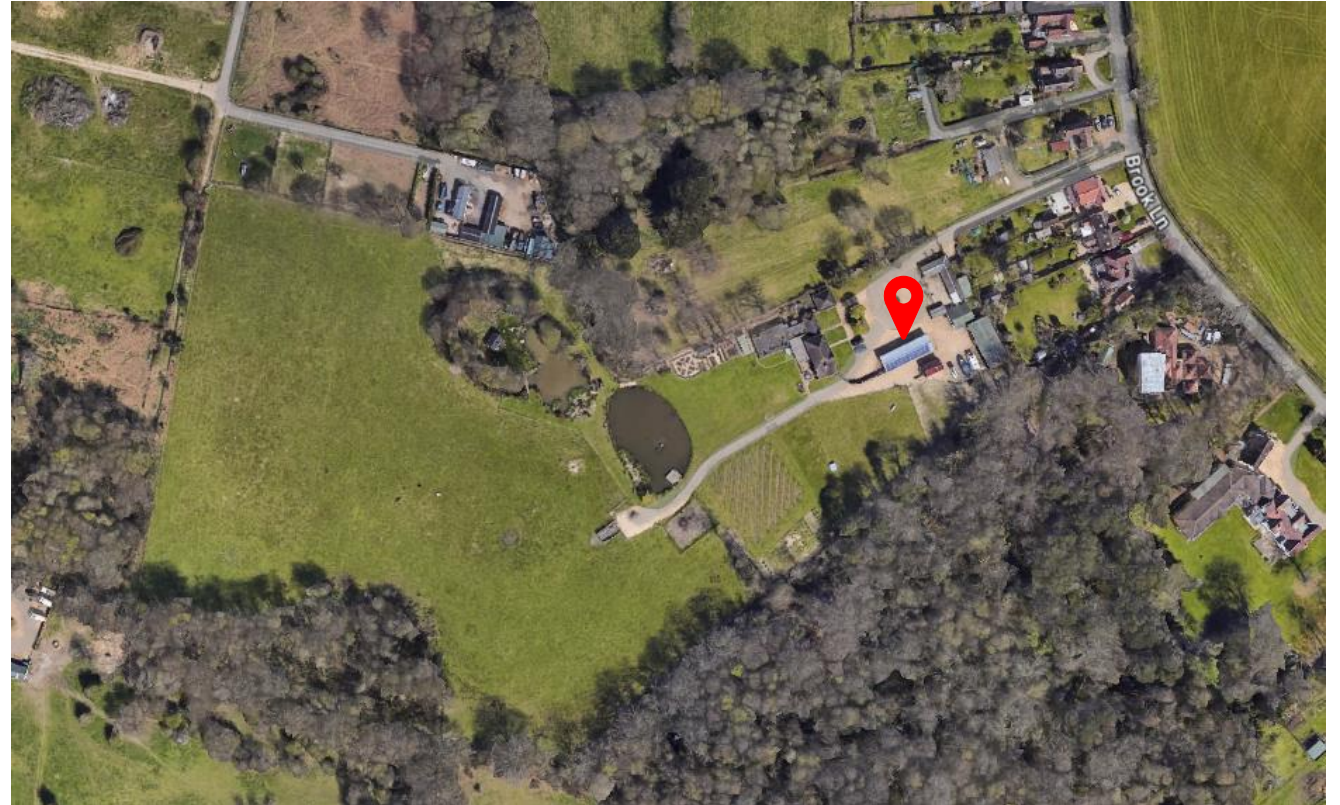
2.1 UTILITES

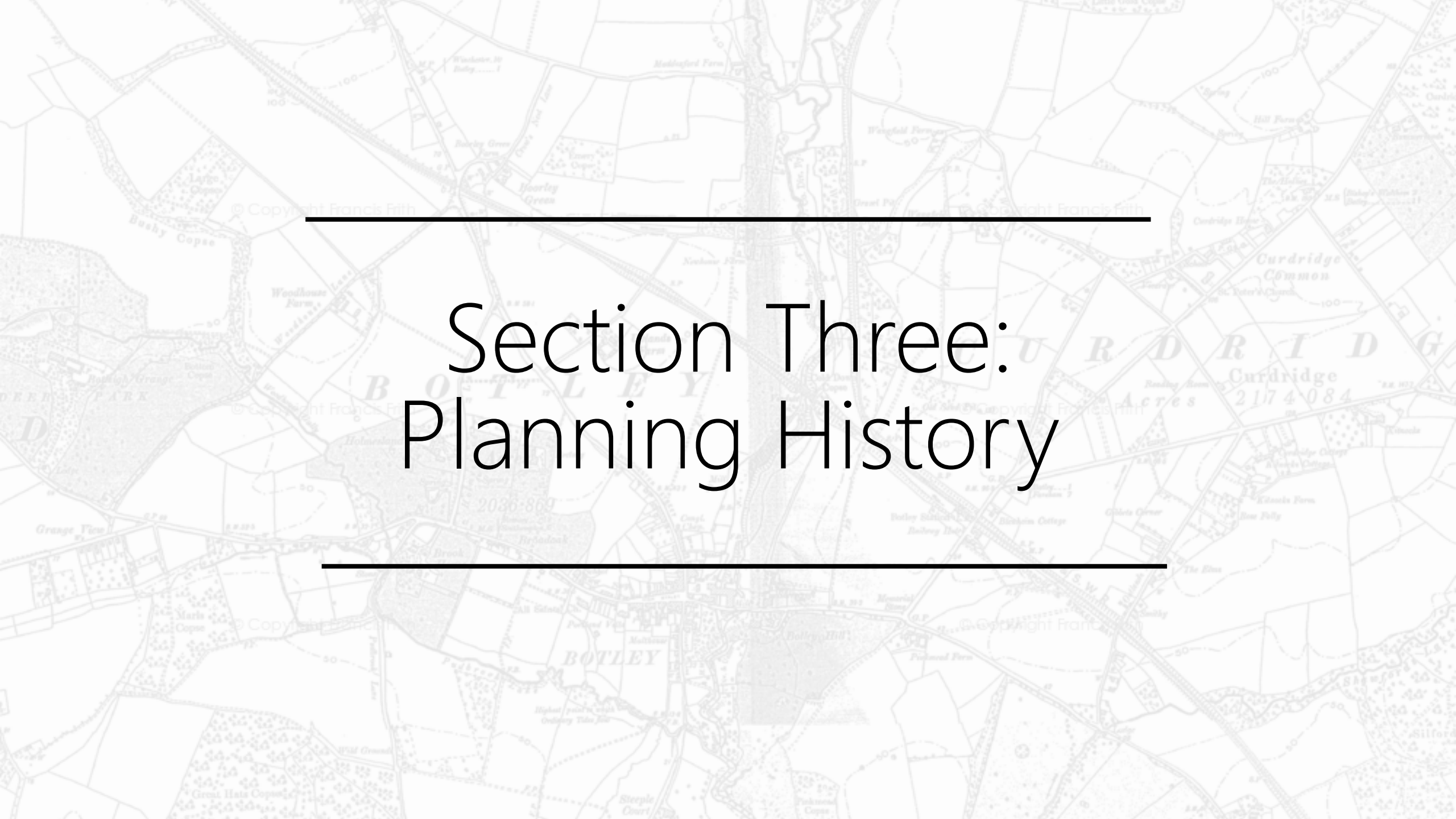
All main services are available on site. There are existing connections on site currently servicing the annex which can be redistributed for the new bungalow.

2.3 EXISTING TREES AND ECOLOGY

While there are no trees within the site boundary, it is understood that due to the large amount to the South-East of the site a Tree Protection Plan will need to be submitted.

It is also understood through discussions with Eastleigh Borough Council that an Ecological Assessment will be required and will be submitted shortly.



A detailed historical map of the Botley and Curdridge area in Oxford, England. The map shows various farms, fields, and roads. Key locations include Botley, Curdridge, and the River Cherwell. The map is oriented with North at the top. The text 'Section Three: Planning History' is overlaid on the map, centered horizontally and vertically. The text is in a large, black, sans-serif font. The map is a historical document, likely from the 19th or early 20th century, showing the layout of the area before modern development.

Section Three: Planning History

3.1 PLANNING HISTORY

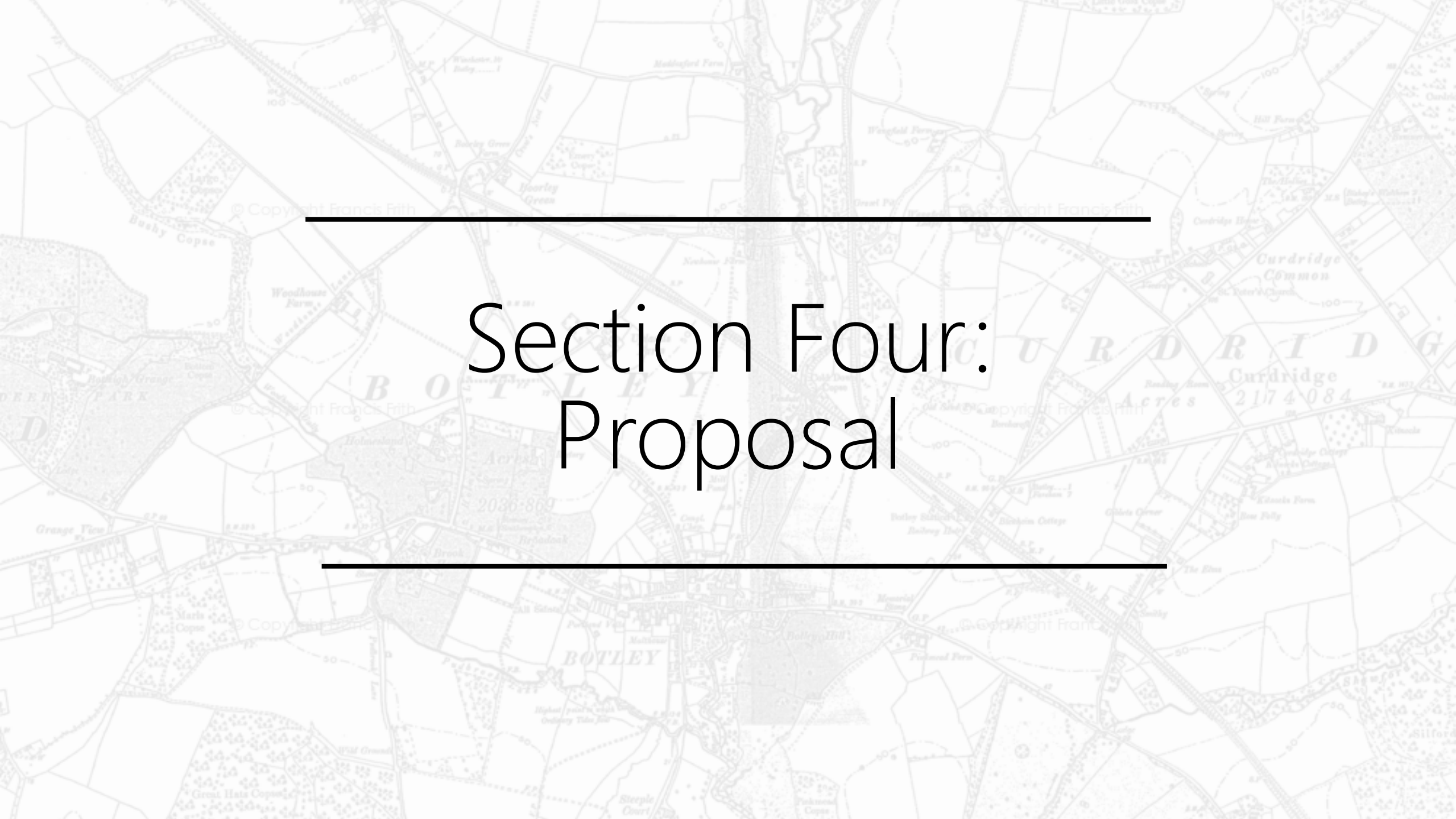
In recent years, the secondary dwelling on site has been included within the following Planning Applications:

- F/22/93780 – Demolition of Existing Annex and Erection of New Building for Class C1 accommodation with associated parking – APPROVED
- X/23/95865 – Variation of Condition 8 to allow occupation of the same person/ people for up to 6 months within any one calendar year of planning permission F/22/93780 for new building Class C1 accommodation – REFUSED
- LDC/23/95878 – Lawful development certificate for an existing use: Since 2012, the large annex on site has been rented out as a mixture of long term and short term lets to non-related persons. We therefore assert it should now have deemed consent as a standalone C3 dwelling in addition to that which already exists – APPROVED.
- F/24/97053 – Construction of detached 2-Bedroom bungalow and conversion of existing bungalow to storage/garage to be used for purposes incidental to the use of Hatts Copse Farm as a dwelling house – REFUSED.

3.2 PREVIOUS APPLICATION (F/24/97053)

Application F/24/97053 had been refused for the following: “The proposed dwelling, owing to its size, scale, siting and the extent of its curtilage, would result in undue additional built form within the designated settlement gap and have an unacceptably urbanised impact on this area of the countryside, to the detriment of its existing character. The proposals are therefore contrary to Policies S5, S6, DM1 and DM26 of the Eastleigh Borough Local Plan 2016-2036 and Paragraphs 135 and 180 of the National Planning Policy Framework”.

Following conversations with Eastleigh Borough Council, it is believed that through the proposed demolition of existing buildings and relocation of the proposed development – we are now able to comply with the policies set out above.

A detailed historical map of the Botley and Curdridge area in Oxfordshire, England. The map shows various farms, fields, and roads. Key locations include Botley, Curdridge, and the River Cherwell. The map is oriented with North at the top. The text 'Section Four: Proposal' is overlaid on the map, centered horizontally and vertically. The text is in a large, black, serif font. The map is a historical document, likely from the 19th century, showing land ownership and agricultural patterns. The map is divided into sections by roads and rivers. The text 'Section Four: Proposal' is the main title of the document. The map is a historical document, likely from the 19th century, showing land ownership and agricultural patterns. The map is divided into sections by roads and rivers. The text 'Section Four: Proposal' is the main title of the document.

Section Four: Proposal

4. PROPOSAL

4.2 PROPOSED DEVELOPMENT

A reason for the refusal of the previous application (Application Reference: F/24/97053) had been that the new bungalow “would not directly replace this dwelling with it not being sited on the same footprint and creating its own separate curtilage outside of that of the existing” and because of this “the Class C1 use of the existing annex could still be implemented”.

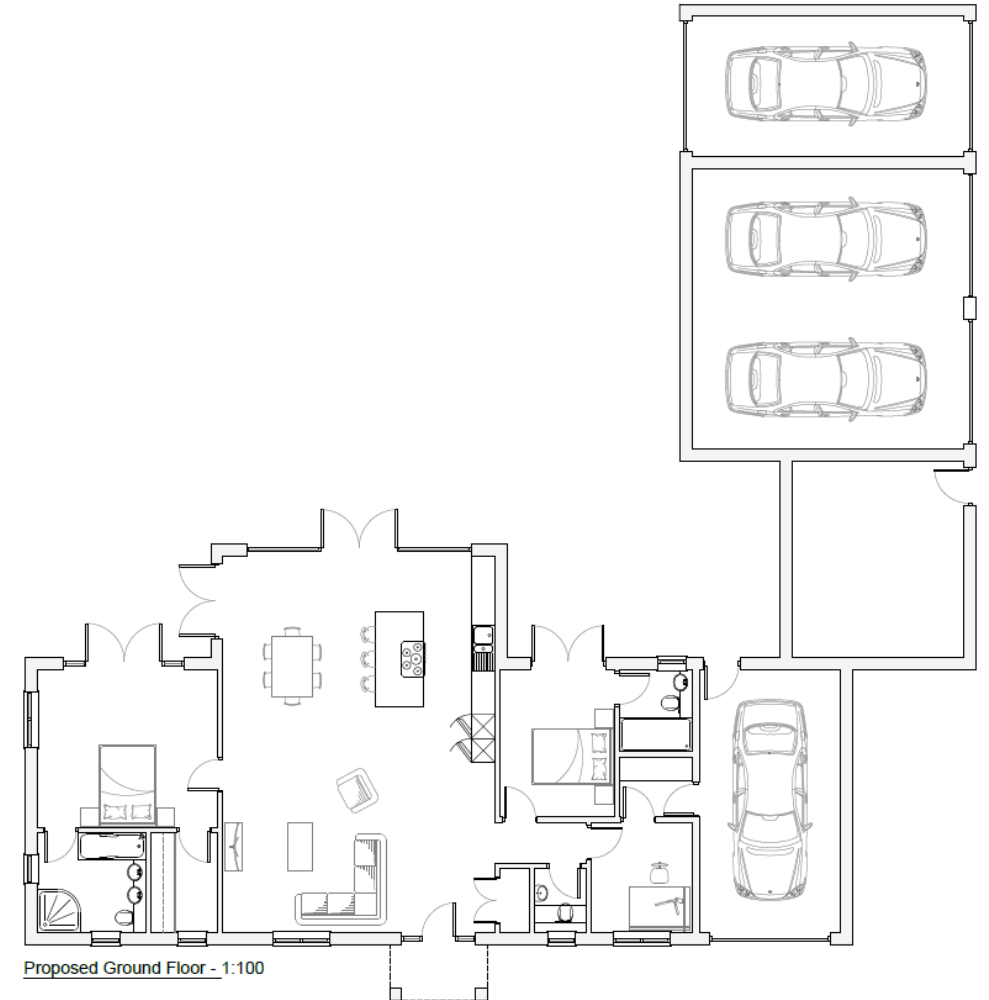
Therefore, as shown on the proposed site plan four buildings on site are proposed to be demolished and the proposed bungalow is sited on the same footprint of the existing annex. The four buildings in which are to be demolished total to approximately 300.8m².

4.1 LAYOUT

The proposed replacement dwelling is a 2B/4P property measuring at approximately 149.6m². The front entrance would provide a flush threshold into the main living space containing the kitchen, dining and living areas.

The master bedroom is located on the left side, with access out into the private amenity space. Then the left side offers the secondary bedroom, with both bedrooms en-suited, and the home office leading into the garage. The garage is 3.5m x 6.2m which meets the requirement set out within Eastleigh Council’s Residential Parking Standards SPD.

As highlighted from conversations with Eastleigh Planning Department, there was a desire to combine vehicle provision for both the proposed bungalow and existing main dwelling within this application. Therefore, a triple garage is proposed within this application providing secure spaces for both properties – taking the total new development to 278.2m².



4.2 SUSTAINABILITY

DOMESTIC WASTE & RECYLING

The proposed bungalow will mimic the waste collection point as per the main dwelling and will be provided with 2 x 240l wheelie bins upon occupancy.

FLOODING & SURFACE WATER DRAINAGE STRATEGY

The current Environmental Agency flood maps indicate that the site falls within Flood Zone 1, which is considered to have a low risk of flooding. It is acknowledged that there is a medium potential for Surface Water Flooding however given that the site would not look to impact upon this – the site is believed to be acceptable for residential development in terms of flooding.

ADAPTABILITY

The proposed new homes have been designed to provide the opportunity for the occupier to work at home, having sufficient space and facilities. The dwellings exceed the national minimum standards and have sufficient circulation and movement routes.

CRIME

The design of the scheme has addressed the principles set out within Secured by Design. This will ensure residential environments that put the safety of occupants at the forefront and will in turn, create high-quality, safe and secure dwellings for the long term.

ACCESS TO AND USE OF BUILDINGS: DWELLINGS

With the proposal being new-build, there is scope to provide an M4(2) compliant dwelling if the council wish to implement this.

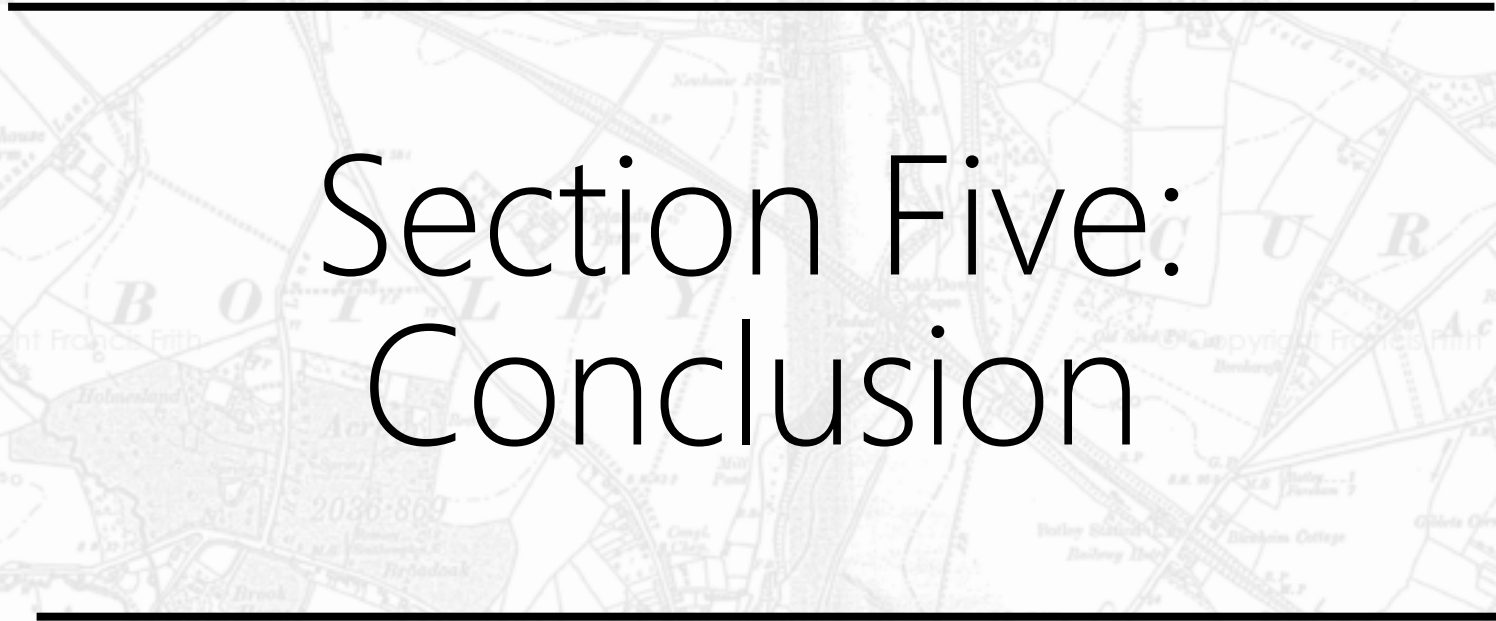
ENERGY

The new dwelling will provide the following specification:

- Insulation upgrade to exceed Part L of the Regulations.
- All doors and windows to be Low-E argon filled double-glazing
- SAP targets should result in the end units of EPC – C or better.

NUTRIENT MITIGATION

The site is within the Nutrient and Phosphate Affected area. However, as it is to be a replacement dwelling with no intensification, we believe there is no requirement for mitigation.

The background is a faded, historical-style map of a region, likely in the UK, showing fields, roads, and buildings. Overlaid on the map is the text 'B O T L E Y' in large, spaced-out letters, and 'U R' to the right. Below this, in smaller text, is 'Copyright Frances Frith'. At the bottom, there is a phone number '2036 809' and some other small, less legible text. The overall theme is historical or archival.

Section Five: Conclusion

5. CONCLUSION

5.1 CONCLUSION

Based upon the information as set out in the above statement, it is considered that the proposed development would comply with the relevant policies and guidelines set out within the Eastleigh Local Plan 2016 – 2036 (Emerging) along with the National Planning Policy Framework.

Therefore, we trust that the application is marked against its merit through compliance and Eastleigh Borough Council can agree that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme.

We welcome discussing the proposal and its contents with Eastleigh Borough Council further.

