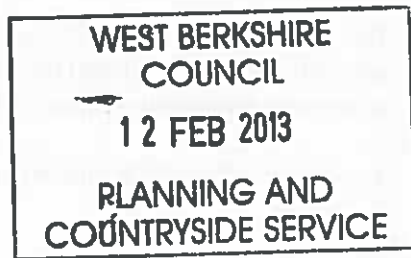


13/00331

BUSHNELLS GREEN FARM, BUCKLEBURY ROAD, STANFORD DINGLEY, READING, BERKS, RG7 6DW.

PROPOSED AGRICULTURAL WORKERS DWELLING.

DESIGN AND ACCESS STATEMENT.



HISTORY:

An application for a temporary dwelling, application number 08/01628/FULD, was approved for a period of three years on 22nd October 2008.

To allow time for a detailed design to be prepared, for the application to be approved and sufficient construction time remaining, prior to the temporary dwelling having to be removed, a subsequent application, 11/02731/FULD, supported by an agricultural appraisal, extended the period by a further three years and will expire on 20th March 2015.

In approving the application, the case officer's report advised:

- i) The applicant has demonstrated a continued intention and ability to develop and operate a livestock enterprise. We have no reason to assume that this had changed.
- ii) There is a functional need for a worker to be on site at most times.
- iii) We are satisfied that the business remains planned on a sound financial basis but would note that further clarity regarding the apportionment of fixed costs will be required at the permanent dwelling stage and the return on the applicant's labour should cover long hours worked as well as provide remuneration for his wife, at the permanent dwelling stage.
- iv) No other dwelling could meet the need.
- v) The retained siting presents us with no agricultural concerns.

Accordingly we are satisfied that the proposals meet the tests set out in PPS7

Subsequently a detailed planning application, for a permanent agricultural worker's dwelling, was submitted on 7th August 2012 (application number 12/02025/FULD) This however was refused permission on 15th October 2012, for the following reasons:

1. Financial sustainability.
2. Non completion of Section 106 legal agreement.
3. Pre-assessment report required, to show that the proposed dwelling can be constructed to achieve Code for Sustainable Homes Level 3.

PROPOSAL:

This application is a re-submission of application number 12/02025/FULD designed to obtain detailed planning approval for a permanent agricultural worker's dwelling, to replace the current temporary timber chalet and includes the following additional information.

1. Further information relating to and justifying the financial sustainability of the agricultural holding.
2. All information required, in respect of the Section 106 Legal Agreement was, forwarded in respect of the earlier application, 12/020265/FULD and the majority of the work already undertaken by West Berkshire Council's legal department. It should therefore be possible to complete the agreement ready for signature well in advance of this application's determination date.
3. Pre assessment report showing that the proposed dwelling can be constructed to achieve Code for Sustainable Homes Level 4.

Informative:

Since moving into the temporary chalet, which is very confined and has only one bedroom, Mr and Mrs Plank now have a three year old child and a two month old baby.

Additionally, at peak times such as lambing and harvest, temporary staff, shepherdess and agricultural worker/agricultural student, have to be accommodated at the applicant's mother's house at Scotland Corner, as it is essential that 24 hour cover is maintained, especially at lambing time.

Brief:

A minimum of four bedrooms, one en suite, family bathroom, living room, large kitchen/dining room, farm office with toilet/shower facilities, utility/boot room, ground floor cloakroom and a ground floor room, with en suite facilities, capable of being used as a bed-sit, for use by a temporary agricultural worker/student.

Pre-application discussions.

Preliminary designs, for a permanent farmhouse and its suggested location, were discussed with Karen Buckingham on 15th May 2012.

It was suggested that the new house should be located closer to the road, whilst still being able to retain the existing chalet whilst construction of the new dwelling took place.

Some concern was expressed regarding the overall size of the proposed house, however Mrs Plank advised that she was expecting a second child, due 26th December 2012 and that it would be better to construct a house suitable for a growing family, rather than have to apply for an extension at a later date. Additionally, the Architect advised that he would separate out the areas required for the day to day running of the farm and for temporary accommodation at peak farming periods, from the family accommodation.

In view of the above the size, design, access and siting of the proposed dwelling were considered acceptable, when the earlier application (12/02025/FULD) was considered and determined, however we reiterate the following for continuity:

Floor areas:

The new dwelling has been designed to provide the following:

Family accommodation: 156.00sq.m

Farm offices: 23.75sq.m

Student accommodation: 18.25sq.m

Total floor area: 198.00sq.m

Location:

The house will be positioned slightly to the east of the existing temporary chalet to allow the chalet to be occupied throughout the construction period. The domestic curtilage will be extended to incorporate the new house and its extended access driveway and parking area. A walkway will link the house directly to the farm complex. The existing vehicular access from the highway will be retained and both vehicular and pedestrian access will be designed to meet disabled access legislation.

By orientating the building east-west, the building will present its least width to the highway and its location adjacent to the existing farm buildings will optically tend to reduce its overall mass and height. Additionally the proposed location is well screened from the highway by a hedgerow and mature oak trees.

Design:

The design incorporates dormer windows at first floor level and a cat slide roof to the single storey area above the farm offices and will be set into the slope, as shown on the cross section, to reduce the overall impact of the new building on the immediate area. The house is of traditional design and will be constructed with facing bricks below a plain clay tile roof. An oak framed porch will accentuate the main entrance and the dormers will be clad with horizontal oak weatherboards. External windows and doors will be standard timber units stained to match the oak framing.

Issue B. 6th February 2013.

Colin F.G. Sheppard. Architect.

