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**Proposed erection of a 2-storey replacement dwelling house for the existing part 1½-storey and part 2-storey main dwelling of 'Nollsfield', Peppard Road, Peppard Common, Henley-on-Thames, Oxfordshire, RG9 5LD**

Design & Access / Planning Support Statement

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# 1 INTRODUCTION

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- 1.1 This combined Design & Access / Planning Support Statement accompanies a planning application for a new 2-storey dwelling to replace the existing part 1½ and part 2-storey main dwelling house of 'Nollsfield', at Peppard Common.
- 1.2 The purpose of the combined Design and Access and Planning Support Statement is to provide a summary of the rationale for the current planning application in both design and planning policy terms, so that the proposals may be clearly and succinctly understood in terms of the principles and concepts that have informed the design process and the analysis of the planning policy rationale to justify this proposed replacement dwelling.
- 1.3 The Design and Access statement does not form part of the planning application, as stated in DCLG Circular 01/2006 but the Planning Support Statement element does.
- 1.4 The aim of this statement is twofold. Firstly, to ensure that decision-making is clearly documented in relation to the site-specific opportunities and constraints affecting the development and secondly to demonstrate how the final proposal has been informed by a set of principled objectives, which have stemmed from the preceding analysis and appraisal work and which comply with all relevant Development Plan policies and national planning guidance.

## **Purpose of the development**

- 1.5 The purpose of the development proposal is to provide a slightly enlarged 5-bed dwelling on the plot for the existing 5-bed dormer bungalow and to restore and improve the appearance of the extended property throughout, so that it complements rather than detracts from the attractive countryside setting in which it is located.
- 1.6 This statement provides information about the development and its setting with details of construction techniques. It sets out the rationale behind the development proposals in terms of use, amount, layout, scale, appearance and access.

## **National and Local Policy Context**

- 1.7 The design principles used in this site are based on National and Local Guidance including:
- Design and Access Statements, how to write, read and use them, CABE, 2006, reprinted 2007;
  - DCLG Circular 10/2006 Guidance on changes Design and Access Statements, how to write, read and use them, CABE, 2006, reprinted 2007;
  - Planning Policy Statement (PPS) 1: Delivering Sustainable Development, ODPM (February 2005);
  - Planning Policy Statement (PPS) 3: Housing;
  - Better Places to Live – A Companion Guide to PPS3, DTLR and CABE (2001);
  - Urban Design Compendium, English Partnerships 1 and 2 (August 2000 and September 2007); and
  - South Oxfordshire Local Plan 2011.
- 1.8 The Development Plan relevant to this application comprises the South Oxfordshire Local Plan 2011 and relevant policies pertinent to the consideration of this application are Housing policy H13, which requires the scale and design of extensions to be in keeping with the character of the dwelling, its site and the surrounding area and Countryside policy C2, which seeks to conserve and enhance the natural beauty, special landscape quality and distinctiveness of the surrounding AONB land. The Local Plan is ultimately due to be replaced by a new plan, the South Oxfordshire Local Development Framework, but this plan has yet to be statutorily adopted. Emerging policies of relevance, which maintain a similar approach to those in the adopted Local Plan, are CSEN1 on the AONB and general environmental landscape protection and CSR1 on rural housing.
- 1.9 The report is structured on the guidance provided by CABE on Design and Access Statements.

## 2 SITE APPRAISAL

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### Site Location

- 2.1 The entire residential curtilage of 'Nollsfield' covers a total site area of 10,152m<sup>2</sup> (1.015 hectares or 2.509 acres, although this application relates to just half the site (the southern portion containing the main dwelling, its garden and the southern one of the two highway accesses). The entire site has a frontage width onto the B481 Peppard Road of 36m (this application relates to just 23.5m), extends back a depth of 141m and the rear boundary with the golf course has a total width of 108m (with this application comprising just 50m). The site has two vehicular accesses onto Peppard Road, which are located on the opposite side of the road and about 22m and 33m respectively, northeast of the entrance to the Manor Farm Industrial Complex. The site lies about 330m due north of the centre of Peppard Common, immediately north of what was until recently the Rotherfield United Football Club Ground. The site is shown on the Site Location and Site Block plans, attached at Appendices 1 and 2.
- 2.2 The whole site and all the surrounding land lies within the designated Chilterns Area of Outstanding Natural Beauty, which covers a large part of South Oxfordshire District.
- 2.3 The land to the immediate west, on the opposite side of the B481 Peppard Road, comprises the Manor Farm Industrial Complex, whilst to the east lies the Golf Course. A ribbon of large detached residential properties extend north from 'Nollsfield', on the eastern side of the B481, whilst the main part of Peppard Common lies just to the south, immediately beyond the former football ground.
- 2.4 The surrounding land is predominantly flat and is characterised by high hedgerows separating the various property boundaries, although the application site falls very slightly from front to back, with the ground level at the back of the dwelling set 0.6m below the height at the front.

- 2.5 The northern side boundary of the Nollsfild plot with neighbouring 'Woodstock', is defined by a substantial mature hedgerow, interspersed with large trees. The intervening boundary within the site, which separates the main dwelling application site from the adjacent annexe dwelling, is defined by a trimmed box and hawthorn, supplemented by a post and rail fence. The western roadside boundary is defined by a tall cypress hedge, intersected by two access drives. The southern side boundary with the former Rotherfield United Football Club Ground is defined by another tall mature hedgerow, interspersed by a few tall trees and the eastern rear boundary with the Golf Course is defined by yet another tall mixed cypress and hawthorn hedgerow, supplemented by a line of mature trees.

### History

- 2.6 Conditional planning permission was granted in June 1976, under South Oxfordshire District Council consent **P75/S0716**, for the conversion, alteration and extension of the main classrooms at the former Langtree School Annex at Peppard Common to form a detached residential dwelling house plus the retention of some of the other former School outbuildings to form garages, an annexe and an indoor swimming pool. Condition 3 to the approval required that the retained outbuildings should be incidental in use to the main converted dwelling. Condition 4 required the maintenance of the original School accesses and Condition 5 required the maintenance of at least two car parking spaces on site for the converted dwelling.
- 2.7 A further planning permission was subsequently granted in February 1994, under consent **P94/S0027**, for the refurbishment, including re-cladding and re-roofing of the indoor swimming pool at was, by then, known as 'Nollsfild'. No further applications have been made for any additional alterations to the property since these first two applications in 1975 and 1994.
- 2.8 Since the original conversion of the former School was undertaken, the former School playing fields immediately to the south of 'Nollsfild' were converted into sports pitches for Rotherfield United Football Club. However, in recent times, that use has ceased and the land has been privately sold. The land immediately to the north of 'Nollsfild' and south of an original neighbouring property called 'Grasslands' was subsequently developed for two large detached infill dwellings, which are now known as 'Sherwood' and 'Woodstock'.

### **Character and built form**

- 2.9 The existing dwelling was converted from the former Langtree School Annexe, in the early 1980's, which helps to explain its rather curious design. The dwelling is set back approximately 24m from the front boundary hedge, behind a gravelled driveway. From the front, it has a width of 13.5m and appears like a dormer bungalow, with a tall roof, which is 6.6m high. It features white painted render at ground floor, with timber boarding at first floor and with plain clay tiles on the roof. On the southern side, there are no upper floor windows, just a line of seven large sliding-sash picture windows at ground floor, which comprise more than half the elevation and face out across a private lawned garden area. The northern side presents a rather ugly elevation, with two hipped two-storey gables, to front and back, either side of a one-and-a-half storey proportioned flat roofed central section, which contains a mezzanine level study above a part sunken cellar. The elevation is interspersed at irregular intervals by an assortment of different sized windows and doors. At the rear, it has a more uniform appearance as a part two-storey and part one-and-a-half storey house/dormer bungalow, with two wide picture bay windows at ground floor, either side of a central patio window. At first floor there is a balcony over one of the ground floor bays and another large patio window, plus a dormer window.
- 2.10 The walls on the two sides and at the rear are white painted render and plain clay tiles are used throughout, with the exception of the felted flat roof mezzanine, on the northern side. Set back to the rear, on the northern side are a series of outbuildings that comprise a double garage and storeroom, a garden shed, a detached annexe dwelling (some 23m away from the main dwelling) and a large indoor swimming pool block. These buildings form the subject of a separate application.
- 2.11 Internally, the building has a very poor layout for accessing the various first floor bedrooms. At ground floor, the property comprises a large Living Room, Drawing Room and Dining Room on the southern side, plus a small fifth bedroom and en-suite, at the front. Beyond a central hallway, which extends almost the full length of the dwelling, on the northern side, are a larger fourth bedroom with en-suite at the front, a small gymnasium, the split level cellar with mezzanine study above, a utility room and a large kitchen/breakfast room.

- 2.12 In order to access the three first floor bedroom you need to traverse three separate staircases; a narrow spiral staircase in the hallway to the master bedroom suite, with its en-suite bathroom and two walk-in wardrobes and two other staircases in the corner of the two ground floor bedrooms, which give access to bedrooms two and three and their en-suite bathrooms.

**Access and movement to the site**

- 2.13 Access to the site is from two existing driveways off the eastern side of the B481 Peppard Road. The accesses onto this road have good visibility in both directions. The B481 continues south into the centre of Peppard Common and then on to Sonning Common and Reading beyond. To the north, the road heads past Rotherfield Greys towards Nettlebed and Henley-on-Thames. This application proposes the dedicated retention of the southernmost of the two accesses, together with about two-thirds of the 24m deep and 41m wide gravelled driveway.
- 2.14 There will be ample space within the retained residential curtilage driveway of the property for the parking of up to four or five cars, plus an integral single garage within the proposed replacement dwelling house. Accordingly, therefore, highway safety will be preserved as access arrangements will be unchanged by the development proposals and vehicles will still be able to both enter and leave the site in a forward gear.
- 2.15 Insofar as public transport accessibility is concerned, regular peak-period bus services travel along the main road through Peppard Common between Reading to the south, Wallingford to the northwest and Henley-on-Thames to the northeast.

### 3 DESIGN PRINCIPLES

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#### Use

- 3.1 The use of the proposed development will be to provide a replacement single dwelling house for 'Nollsfield', which will continue to have five bedrooms on a slightly smaller footprint but within a higher structure, which will facilitate much improved internal accessibility between each of the new rooms.
- 3.2 The site has been used residentially for about 30+ years and the proposal will merely provide replacement residential accommodation for the single dwelling on this large plot.

#### Location

- 3.3 The application site is located towards the northern edge of Peppard Common village, with an industrial complex and farmland on the opposite side of the B481, a former playing field and then further predominantly residential properties to the south, a ribbon of residential dwellings to the north and a golf course immediately to the east.

#### Amount

- 3.4 The existing dwelling has a gross internal floor area of 377.6m<sup>2</sup> (4,066ft<sup>2</sup>), which comprises 263.1m<sup>2</sup> (2,832ft<sup>2</sup>) at ground floor and cellar, plus 114.5m<sup>2</sup> (1,234ft<sup>2</sup>) at first floor and mezzanine. The overall volume of the existing dwelling comprises 762.9m<sup>3</sup> at ground floor plus a further 1,105.2m<sup>3</sup> at first floor and within the roof, which represents a total volume of 1,868.1m<sup>3</sup>.

#### Design

- 3.5 There is no consistency of building style in the immediate locality. Nollsfield features white painted render walls with plain clay roof tiles, the neighbouring 'Woodstock' has a combination of red brick and painted render walls with a slate roof, 'Sherwood' has red/tan brick walls, with a plain clay tile roof and the much extended 'Grasslands' has cream painted render walls and slate roofs. The only consistency amongst all of the neighbouring dwellings is that they are all two-storey dwelling houses, which are detached and of considerable size.

- 3.6 Door and window styles and sizes vary considerably between each of the neighbouring dwellings, such that they each represent their own individual style and appearance.
- 3.7 In order to complement the character of the surrounding area and neighbouring properties, any new replacement dwelling ought to be 2-storey and 'grand' but individualistic in its style.

**Access & Parking**

- 3.8 Vehicular and pedestrian access to the application site and all the neighbouring properties will remain unchanged by any development proposal.

## 4 DESIGN PROPOSAL

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### Use and Amount

- 4.1 Based on an appraisal of the site and its immediate context, the following design principles were derived.
- 4.2 It is proposed that the replacement dwelling for 'Nollsfield' will have a reduced gross internal floor area of 309.2m<sup>2</sup> (3,328ft<sup>2</sup>), which comprises 166.5m<sup>2</sup> (1,792ft<sup>2</sup>) at ground floor plus 142.7m<sup>2</sup> (1,536ft<sup>2</sup>) at first floor. The overall volume of the replacement dwelling will comprise 1,810.37m<sup>3</sup> to eaves (including 61.97m<sup>3</sup> in the integral side garage and bedroom) plus a further 214.67m<sup>3</sup> within the roof, which represents a total volume of 2,025.04m<sup>3</sup> and this would comprise an 8.4% increase in the size of the original dwelling being replaced.

### Location, Layout and Design Appearance

- 4.3 The proposed location for the replacement dwelling will broadly match that established by the existing building line of the current dwelling.
- 4.4 In design terms, the proposed new dwelling would feature red brick at ground floor with feature stone quoins, cills and headers and then white painted render with occasional timber feature beams at first floor. The windows and doors will all be stained hardwood timber, with the majority of the windows side hung casements. The only exceptions to this will be the reuse of four original sliding sash windows on the southern side elevation and a patio window onto the balcony at the rear.
- 4.5 By virtue of the established mature hedgerow boundary features, the proposed new dwelling will be no more visible than the existing dwelling it will replace and it will be virtually invisible from the public footpath that runs along the eastern rear boundary with the golf course. Accordingly, the proposed new dwelling will not be intrusive.

### Size, Scale & Massing

- 4.6 The replacement dwelling will have an overall width of 15.3m, a maximum depth of 15.5m, an eaves height of 5.365m and a maximum ridge height of 8.671m, which is broadly comparable with the three neighbouring properties to the north.

- 4.7 The smaller northern side element, which will contain an integral garage and one bedroom, will be subservient to the main part of the dwelling and the pitched roofs with matching twin gables to front and single gable to the rear will create a pleasing balanced appearance to the overall dwelling.

#### **Access**

- 4.8 Vehicular and pedestrian access to the replacement dwelling will remain via an unchanged southern driveway and there will be space on the retained driveway for four or five cars that will supplement the one integral garage space.

#### **Materials**

- 4.9 All the proposed materials that would be incorporated on the replacement dwelling are found either on the existing property and/or on the neighbouring properties and those within the heart of Peppard Common. The walls would feature a combination of red bricks and white painted render, with feature stone cills, quoins and headers at ground floor and feature timberwork at first floor. The roofs will have a 45° pitch and feature plain clay tiles like those on the original dwelling.

#### **Landscape**

- 4.10 The property already benefits from mature landscaped borders but these can be supplemented and enhanced, particularly on the border between the main house and the annexe dwelling alongside.
- 4.11 As part of the accompanying separate application for the adjacent annexe dwelling, the storerooms and garden shed are to be removed, with a small link extension constructed between the annexe dwelling and the pool house block, to create a single bungalow structure, set back behind the retained double garage block.

## 5 CONCLUSIONS

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- 5.1 The design proposals for this proposed replacement dwelling will comply with the saved policies set out in the adopted South Oxfordshire Local Plan at policies H13 and C2, as well as emergent policy guidance given in draft LDF policies CSEN1 and CSR1. By virtue of the fact that the replacement dwelling would only be 8.4% larger in volumetric terms than the existing dwelling, it would also comply with policy H12 concerning the restriction on a maximum 10% increase in volumes for any replacement dwellings. The proposals would also comply with relevant national guidance given in the NPPF.
- 5.2 Accordingly, South Oxfordshire District Council is respectfully requested to grant planning permission for this proposed replacement dwelling.