

# PROPOSED ALTERATIONS & ADDITIONS TO EXISTING DWELLING & ERECTION OF NEW DWELLING HOUSE, GLEN ELLEN, WALL HILL ROAD, CORLEY MOOR.

## DESIGN & ACCESS STATEMENT

### 1.0 INTRODUCTION

1.1 This Design & Access Statement has been prepared to accompany a Planning Application for the alterations and extensions to the existing dwelling and the erection of a new detached dwelling at Glen Ellen, Wall Hill Road, Corley Moor.

### 2.0 SITE CONTEXT

- 2.1 Glen Ellen is located on the South West Side of Wall Hill Road, leading into Corley Moor from Coventry and is part of large grouping of buildings.
- 2.2 Corley Moor is a small hamlet with ribbon developments spreading out from the centre from along each of the roads linking it to the neighbouring settlements.
- 2.3 Glen Ellen itself is a substantial detached house, presenting a wide frontage with double bays to both sides of a central entrance. There is an attached single garage to one side with double and single storey projections to the rear of the main building.
- 2.4 At the rear of the site there are substantial outbuildings. These take the form of a large open barn, low brick-built shelters and a large timber shed. There is also a metal container adjacent to the barn.
- 2.5 The site is towards the edge of the built form; however, the context is predominately housing with rural business nearby.

### 3.0 SITE ANALYSIS

3.1 Although Glen Ellen is a reasonably substantial house, which appears to have had single storey additions to the rear, it only has two large bedrooms and a bathroom at first floor level.

**Front Elevation of Glen Ellen**



### **Rear Elevation of Glen Ellen**



- 3.2 The site is 1,675 sqm in area, with the existing house located towards the front boundary with Wall Hill Road. There is a drive down the side adjacent to the Eastern boundary, leading to the outbuildings at the rear of the site.
- 3.3 The existing outbuildings taking the form of an open barn, brick shelters and a timber shed, represent a total footprint area of 158.7 sqm and a total volume of 528 cubic metres.

### **Open Barn to Rear of Site**



### Brick Shelters



### Timber Shed



3.4 To the East is Marlow, a large chalet bungalow style dwelling, with its drive separating it from the boundary with the site. There are dormer windows at first floor level facing towards the site. There are also some large shed type buildings to the rear of this property.

## Marlow



- 3.5 To the West and South-West of the site there are Orchard Bungalow and Slashpitts Farm, which form a large grouping of buildings.
- 3.6 There is an existing gated access to the North East corner of the site into Wall Hill Road, adjacent to the access serving Marlow. There is a substantial hedge along the boundary to Wall Hill Road, which is a two-lane unmarked carriageway with grassed verges to both sides.

### **4.0 PROPOSALS**

- 4.1 It is considered that with two storey rear extensions, replacing the single storey elements to both sides of the central two storey projection, the existing accommodation can be substantially improved without a significant increase in the overall massing of the building.
- 4.2 The total footprint/volume of the existing outbuildings to be removed has been used as the basis for replacement with a new dwelling.
- 4.3 The existing outbuildings are in the form of three separate elements, two of which are on or near the site boundaries to the rear of the site. The proposed dwelling will replace these with two elements (house and garage) grouped together, significantly moved away from the rear boundary.
- 4.4 A new access to serve the proposed dwelling is to be located adjacent to the West boundary to separate it from the existing access and to avoid nuisance to the occupiers of Marlow.

### **5.0 PLANNING POLICY**

- 5.1 The NPPF gives guidance on proposals affecting the Green Belt, Paragraph 145 states: ‘a local planning authority should regard the construction of new building as inappropriate in the green belt. Exceptions to this are;
- d) the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces.
- e) limited infilling in villages.’

It is considered that the proposed dwelling meets the above criteria, as the new dwelling is to replace existing outbuildings within the curtilage of an existing dwelling which are ancillary to that use. Also, the site is within the ribbon development of Corley Moor along Wall Hill Road and so would constitute infill development.

- 5.2 Coventry City Councils' Local Development Plan acknowledges that due to its tightly defined administrative area, and having the fastest growing population outside London, it has become abundantly clear that the Council cannot physically accommodate its perceived need for housing within its existing urban area. Therefore, it is acknowledged that an element of Green Belt land will be required to help meet the demand.
- 5.3 Coventry City Councils' SPG 'Development in the Ancient Arden', gives guidance on the form of development to maintain the special character of the area. This has been consulted in the design of the proposed dwelling.

## **6.0 SUSTAINABILITY & ACCESS**

- 6.1 Corley Moor is a small hamlet, only having 2 Public houses, dwelling houses and agricultural buildings. There are however various facilities available only a short distance away in either Corley, Fillongley or Meriden.
- 6.2 There are good road links with the neighbouring towns and villages, and there are also daily bus services running through Corley Moor.
- 6.3 All the statutory services are available to the site, there having also been main drainage laid in Wall Hill Road during the last 20 years.

## **7.0 EVALUATIONS**

- 7.1 Although Glen Ellen is a substantial house the amount of accommodation it offers limits its practical appeal. Without the need to greatly increase its overall massing it is possible to achieve a large family house which will greatly increase its attractiveness to potential purchasers.
- 7.2 The existing house sits towards the front of a large site with a group of outbuildings to the rear. These outbuildings are substantial redundant buildings which can be removed. It is considered that their replacement with a new dwelling would therefore not have a detrimental effect on the openness of the Green Belt.
- 7.3 The footprint of the existing outbuildings to be removed is 158.7sqm, with a total volume of 528 cubic metres. The proposed new dwelling and garage will have a combined footprint area of 124.75sqm (21% reduction) and a total volume of 652.4 cubic metres (23.5% increase).
- 7.4 The removal of the existing outbuildings, the siting of the new dwelling away from the rear boundary and the location of the site within a grouping of buildings and residencies forming part of the ribbon development of Corley Moor along Wall Hill Road, means that the development will have little impact on the openness of the Green Belt.
- 7.5 The alterations to the existing house and the erection of the new dwelling will provide two large family houses in this desirable location. This will represent a small contribution to the short fall in required housing for the Coventry City Administrative Area, which it is acknowledged will have to inevitably include a degree of Green Belt land.
- 7.6 The proposed dwelling has been designed with the guidance in Coventry City Councils SPG 'Development in the Ancient Arden' in mind. The proposed dwelling includes features and materials which are highlighted as being within character in the guide.
- 7.7 Corley Moor is a sustainable location being only a short distance outside of the Coventry Urban boundary and there are also the nearby towns and villages of Corley, Fillongley &

Meriden which have various facilities available. The site itself has the benefit of all the statutory services, including mains drainage, available.