

**PROPOSED NEW 3 BED DETACHED DWELLING WITHIN GARDEN AND
ASSOCIATED ALTERATIONS TO MOORCOT COTTAGE**

NICKEY, LANE, MELLOR

DESIGN AND ACCESS STATEMENT

MARCH 2024





Aerial view of proposed site

This document is to be printed double sided and read in A3 landscape format.

INTRODUCTION, SITE LOCATION & CONTEXT

The site is located to the West of Nickey Lane and is currently part of a generous garden plot to Moorcot Cottage. Moorcot is a two storey property that has been previously extended to the North with a double garage and to the West with a two storey extension. The garden is disproportionately large for the size of property and, with the applicant currently considering the sale of the site, they would like to explore the opportunity to accommodate a new dwelling within the garden. The retained garden to the rear of Moorcot is considered to be of a more reasonable and manageable size with the surplus garden potentially of sufficient size to accommodate a new family-sized house.

The site is predominantly flat and free from utility services and trees. The septic tank for Moorcot is located within the development site but is out-dated. The applicant intends for both Moorcot and the new dwelling to be connected to the mains sewer serving Nickey lane.

The site is on the edge of greenbelt, bounded by open fields to the East, a dormer bungalow to the South, another bungalow to the West and Moorcot cottage to the North.

The site is well screened on 3 sides, mature planting along the Southern boundary will be retained as part of the proposals, the hedge facing Nickey Lane will be removed to aid visibility for site access. The rear 6 ft fence will be retained with a new 6ft fence along the Northern boundary.

There is an existing first floor window within the rear extension to Moorcot serving a bedroom that faces the site. As the window is approx. 8m from the new site boundary the applicant proposes to block up this window and replace it with a new window facing to the rear where privacy distances are more acceptable (over 21m).

A small summer room to the South elevation of Moorcot is also proposed to be removed as part of the proposals to retain access to the rear of the cottage.

The photos opposite illustrate the existing site context.



Photo of rear elevation to Moorcot



Photo of large side garden



Photo of site from Nickey Lane looking South



Photo of site from Nickey Lane looking North



Photo of side elevation to Moorcot



Photo of mature shrubs/bushes to southern boundary



3D aerial view of the site



Example 2 storey houses on Church Close adjoining open countryside on the outskirts of Mellor



Example of former bungalow site on Barker Lane now developed for 2 detached 2-storey houses on the outskirts of Mellor adjoining open countryside

WIDER CONTEXT

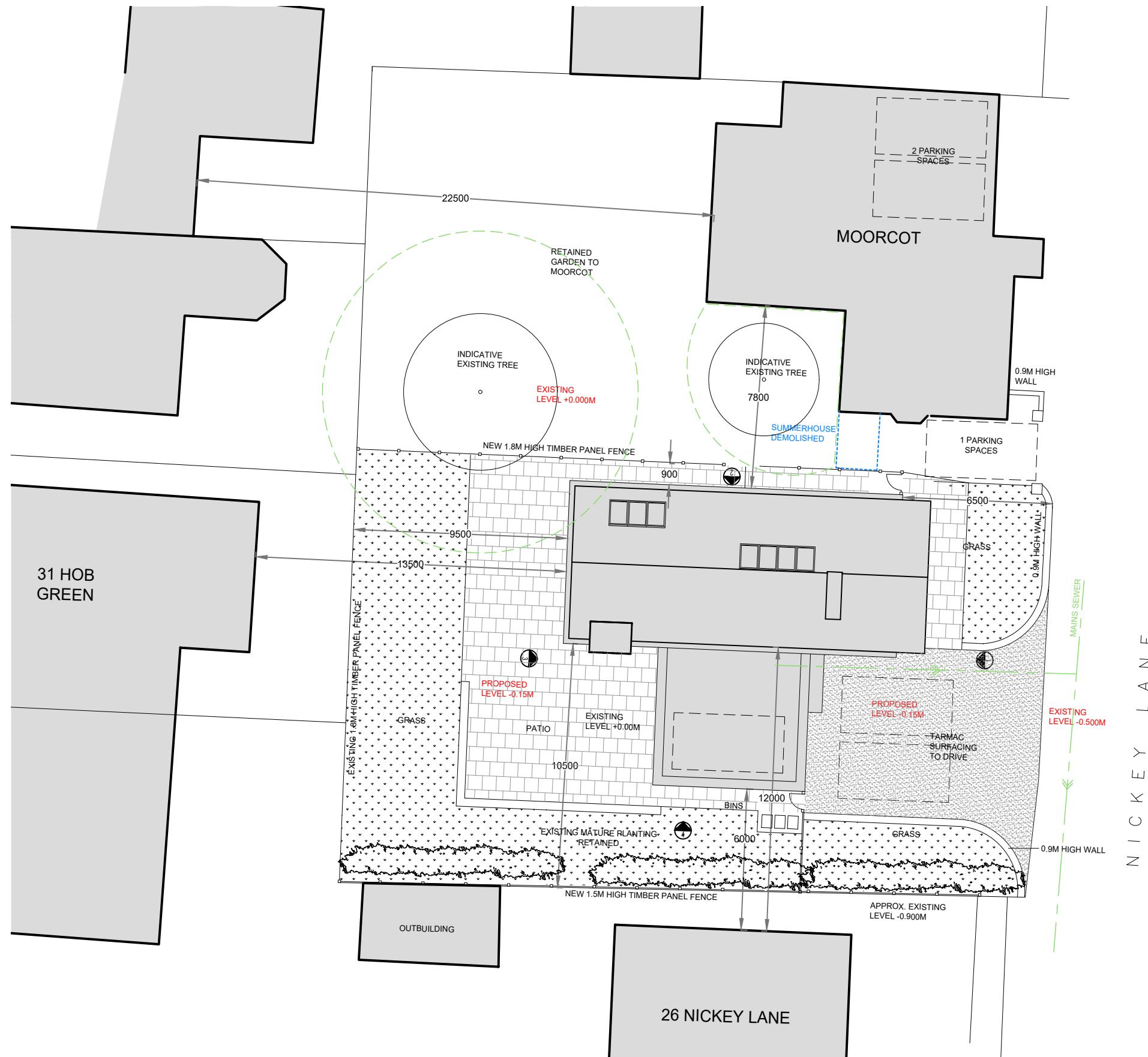
The immediate area around the site is predominantly bungalows though there are a few two storey character properties along Nickey Lane, Moorcot being one of them.

The lack of differing scale brought about by the single storey nature of the houses adds little interest and could be described as “unremarkable”, bringing little character to the area.

The applicant ideally would like a two-storey house to add interest to the street scene. We consider the site of sufficient size to accommodate this type of property and the differing scale would bring some added character to the area. The elevated views at first floor would offer open aspects to the countryside beyond making the property a desirable place to live for future occupants.

There are examples of other properties on the edge of Mellor that are not bungalows. The houses backing onto open countryside on the Western side of the village are two storey - see photo of Church Close opposite.

More recently, planning approval was granted for a bungalow replacement with two large detached 2 storey houses adjoining open countryside on Barker Lane - see aerial image opposite.



SITE LAYOUT

The development site measures approximately 30m East to West and 18.5m North to South and has an area of 0.1035 Hectares

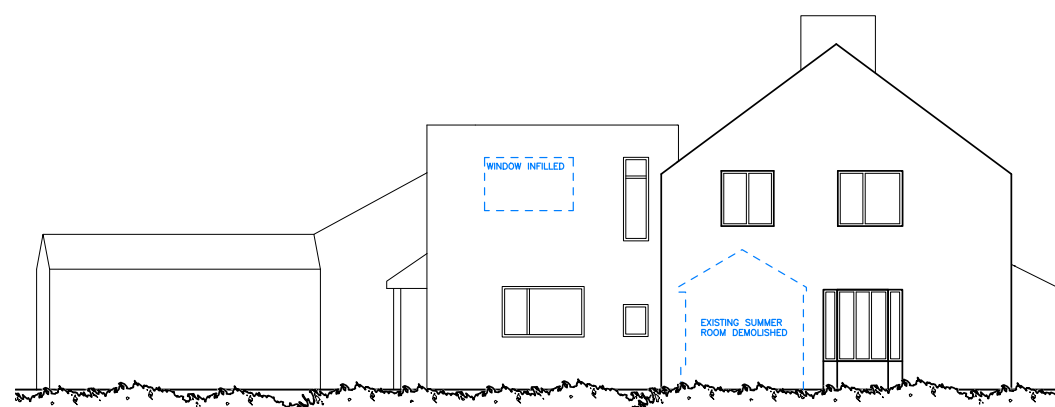
CONSTRAINTS

The site constraints were identified as follows:

- Primary side window to bedroom at rear of Moorcot overlooks the site. Re-location of window to rear to be considered.
- Summerhouse overlooks the development site - consider demolition.
- Gable windows from 26 Nickey Lane overlook the site from the South- restrict development within this area to single storey to protect neighbour amenity. Note: a single storey outbuilding or garage could be built in this area under permitted development with eaves of 2.5m and a dual pitched roof up to 4m in height.
- 31 Hob Green at the rear of the site has been extended. Privacy distances to windows to be addressed.



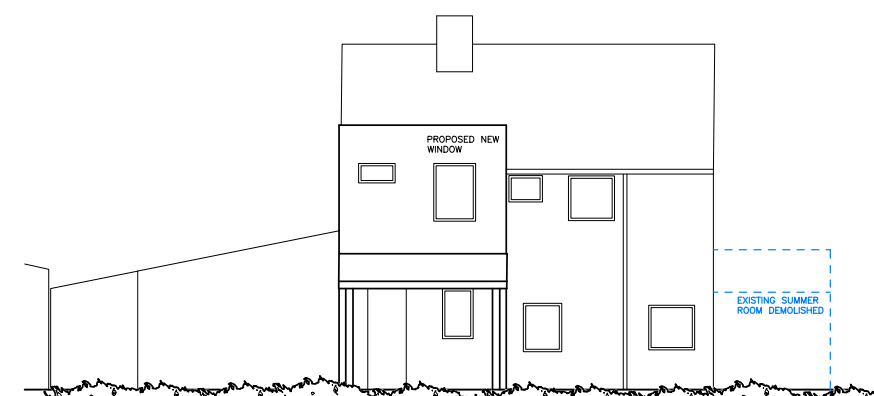
EXISTING SIDE (SOUTH) ELEVATION TO MOORCOT



PROPOSED SIDE (SOUTH) ELEVATION TO MOORCOT



EXISTING REAR (WEST) ELEVATION TO MOORCOT



PROPOSED REAR (WEST) ELEVATION TO MOORCOT

ACCESS

Access to the site for both pedestrians and vehicles is from Nickey Lane where the approach to the property is reasonably level and therefore easily accessible.

LANDSCAPING

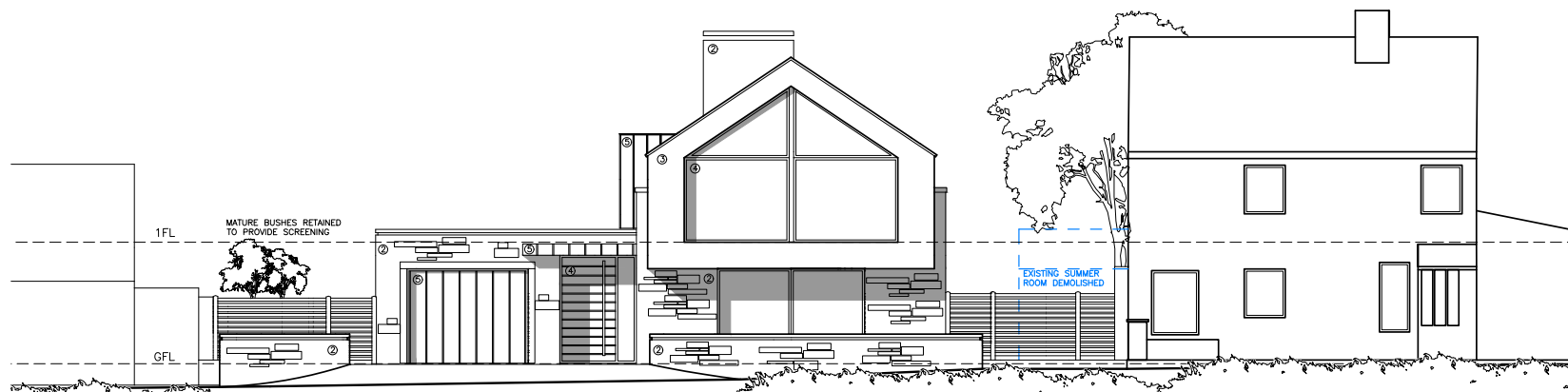
The mature planting area along the Southern boundary will be retained to provide screening to the development and furthermore provide a natural habitat for wildlife. The site is currently exempt until the 2nd April from Biodiversity Net Gain.

SITE LAYOUT

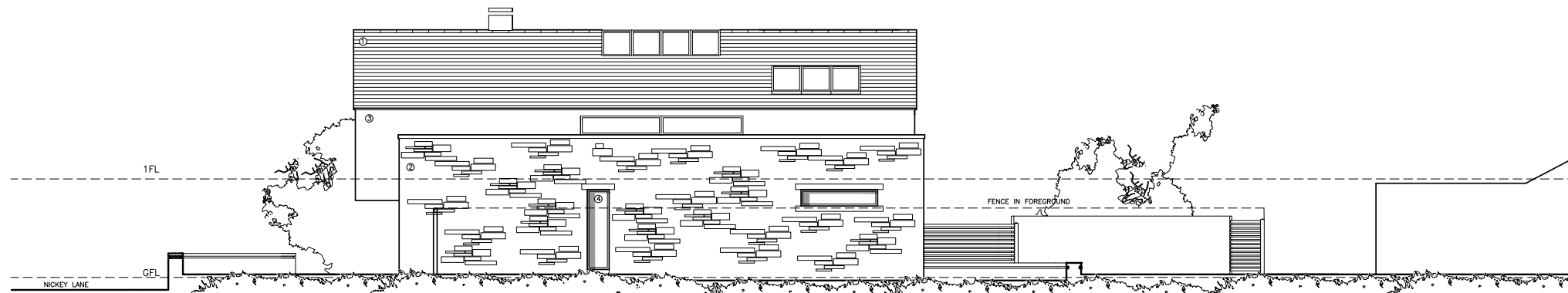
THE RESPONSE

The site constraints are addressed as follows:

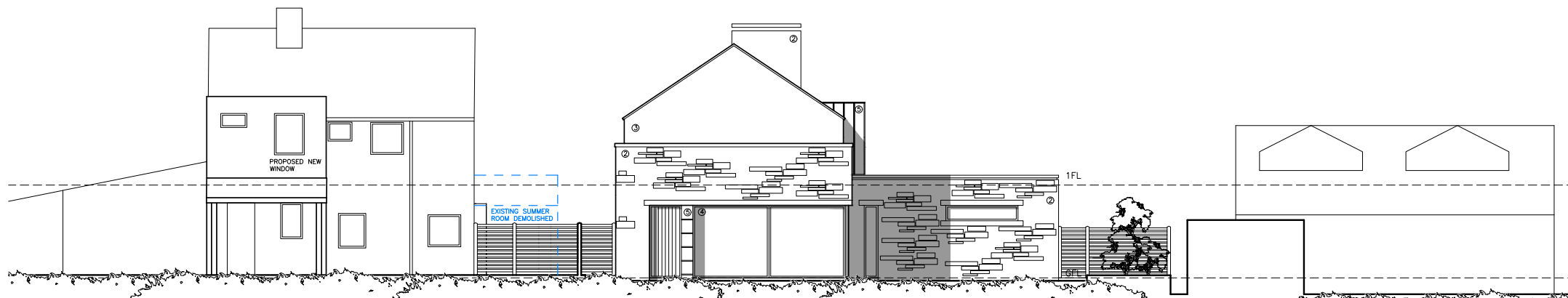
- The primary window to the rear first floor bedroom to Moorcot is proposed to be blocked up and re-positioned within the rear elevation to allow development closer to the new site Northern boundary.
- The summerhouse is to be demolished.
- Privacy distances are set as follows in accordance with National guidance.
 - (a) Habitable room to 2 storey blank gable - 12m.
 - (b) Habitable room to habitable room - 21m
 - (c) First floor habitable room to boundary - 10.5m
 - (d) Side windows typically for non-habitable rooms only. Note: Master Bedroom side facing but 10.5m from side boundary.
- Visibility around the site access is generally good. 43 x 2.4m splay can be achieved in both directions along Nickey Lane.
- The mature planting area along the Southern boundary is to be retained to provide screening.



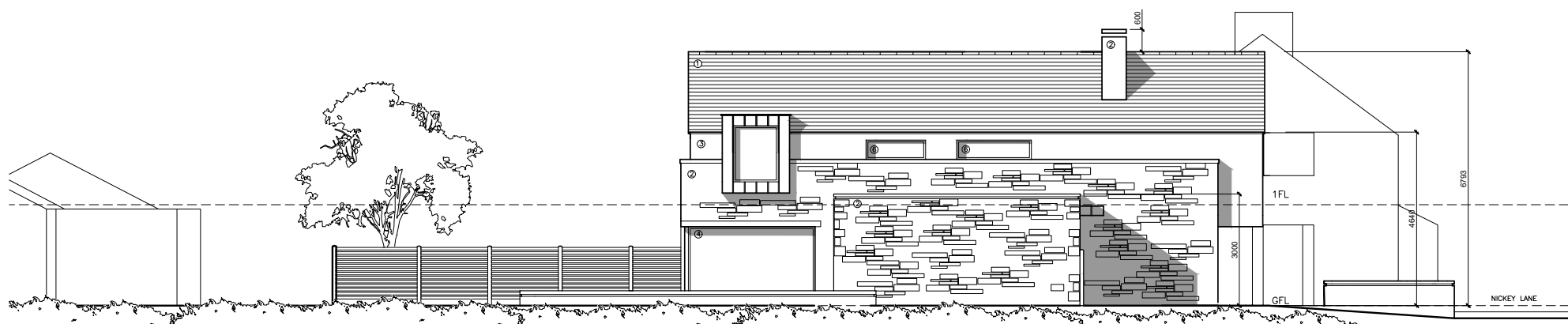
PROPOSED FRONT (EAST) ELEVATION



PROPOSED SIDE (NORTH) ELEVATION



PROPOSED REAR (WEST) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION

SCALE & APPEARANCE

The proposed dwelling has been designed to nestle into the existing streetscape by offering a corresponding scale that addresses both the two storey house to the North and single storey house to the South. The low level eaves coupled with vaulted ceilings, provide a first floor internal height of 1.9m along the North and South elevations meaning the eaves and ridge lines can sit alongside Moorcot and be comparable in scale. On the Southern side, the house steps down to a flat roof single storey element accommodating the entrance and garage. The step down to single storey protects the visual amenity of 26 Nickey Lane.

The use of a single traditional materials in the form of Yorkshire stone walling to clad the ground floor with smooth render to the upper storey helps to visually reduce the height when viewed from Nickey Lane.

The appearance is modern but detailed with traditional materials to help sit the building comfortably within the semi-rural context.

PROPOSED GROUND

FLOOR LAYOUT

USE & AMOUNT

The development site measures approximately 30m East to West and 18.5m North to South and has an area of 0.1035 Hectares

The proposed dwelling has a footprint of 135 SQ.M. The proposed gross internal floor area is 240 SQ.M over 2 storeys.

The room sizes are as follows:

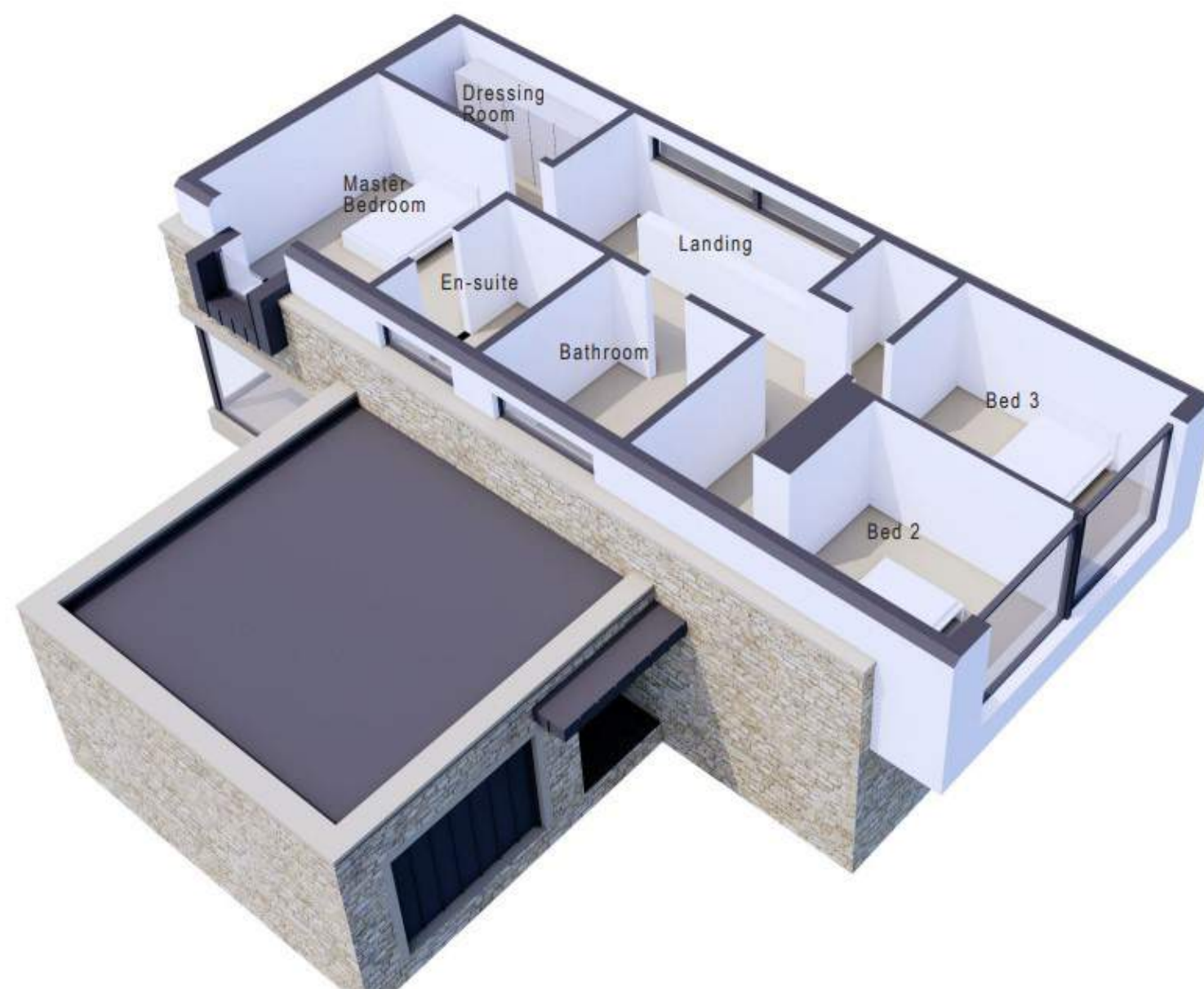
Accommodation

Living	6.3 x 4.2 m
Dining	4.4 x 4.2 m
Kitchen	5.4 X 4.4 m
Cloaks	1.8 x 1.3 m
WC	1.8 x 1.5 m
Utility	4.2 x 1.8 m
Garage	3.7 x 6 m

Ground Floor Area - **138 SQ.M**
(gross external)



PROPOSED FIRST FLOOR LAYOUT



Accommodation

Master Bedroom	3.8 x 4 m
En-suite	2.1 x 2.8 m
Dresser	1.8 x 4 m
Bedroom 2	3.4 x 3 m
Bedroom 3	3 x 3.9 m
Bathroom	2.8 x 2.8 m

First Floor Area - **103 SQ.M**
(gross external)

Total Floor Area - **241 SQ.M**

3D VISUAL FROM NICKEY LANE



TREES

The applicant took the decision to remove a couple of trees recently from the site. This was further to being contacted by RVBC regarding issues with overhanging branches affecting the highway and passing vehicles, in particular the gritter in winter. Furthermore, during the storms towards the end of 2023/beginning of 2024 the trees lost branches and the applicant was made aware that the trees may be unsafe. 3 years previous the Ash tree was cut back 50 percent due to Ash dieback and the Chestnut tree was identified to have Canker. As the house at that stage was unoccupied, there was a concern regarding the validity of the insurance, therefore the decision was made in January to fell the trees to safeguard the neighbouring property and limit liabilities for the family. The applicant had to wait for a period of calm weather to organise safe felling which was done on the 16th/17th March. Following the felling the decision was vindicated as the two trees on the roadside were rotten inside - see adjacent photos.



AERIAL 3D VIEW OF SITE



