

□ Main House Proposal

Proposed Plans

Ground Floor

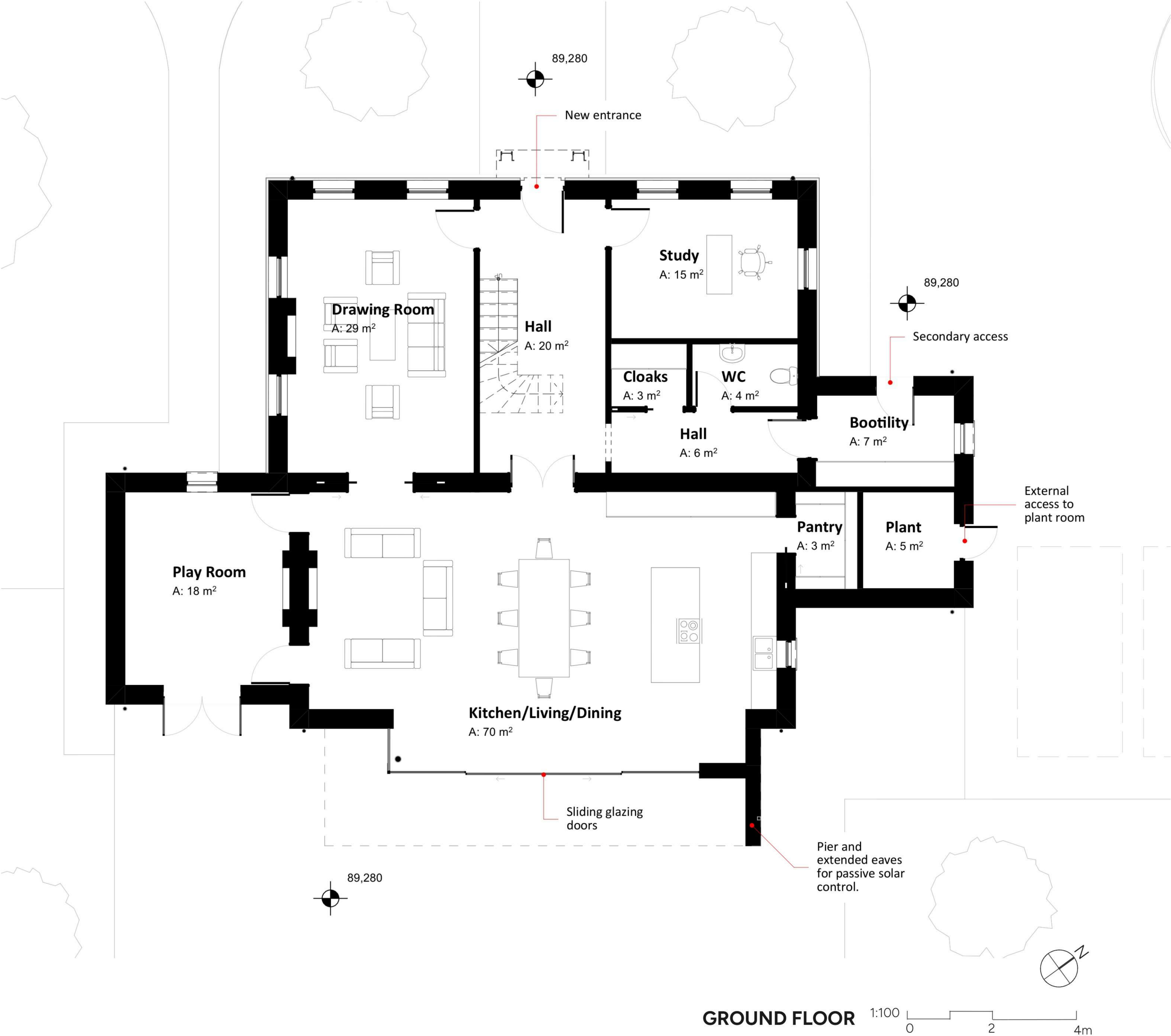
The ground floor layout reflects a traditional farmhouse building that has been adapted and extended overtime.

The front range includes central hallway, principal rooms either side with ancillary spaces to the rear, connecting through to the boot room side extension and secondary access route.

To the rear the large open plan kitchen, dining and living area are the full depth of the second range, with a contemporary glazed extension that provides access to the terrace via sliding glazed doors and takes advantage of the south-eastern views across the proposed rear garden and open countryside beyond.

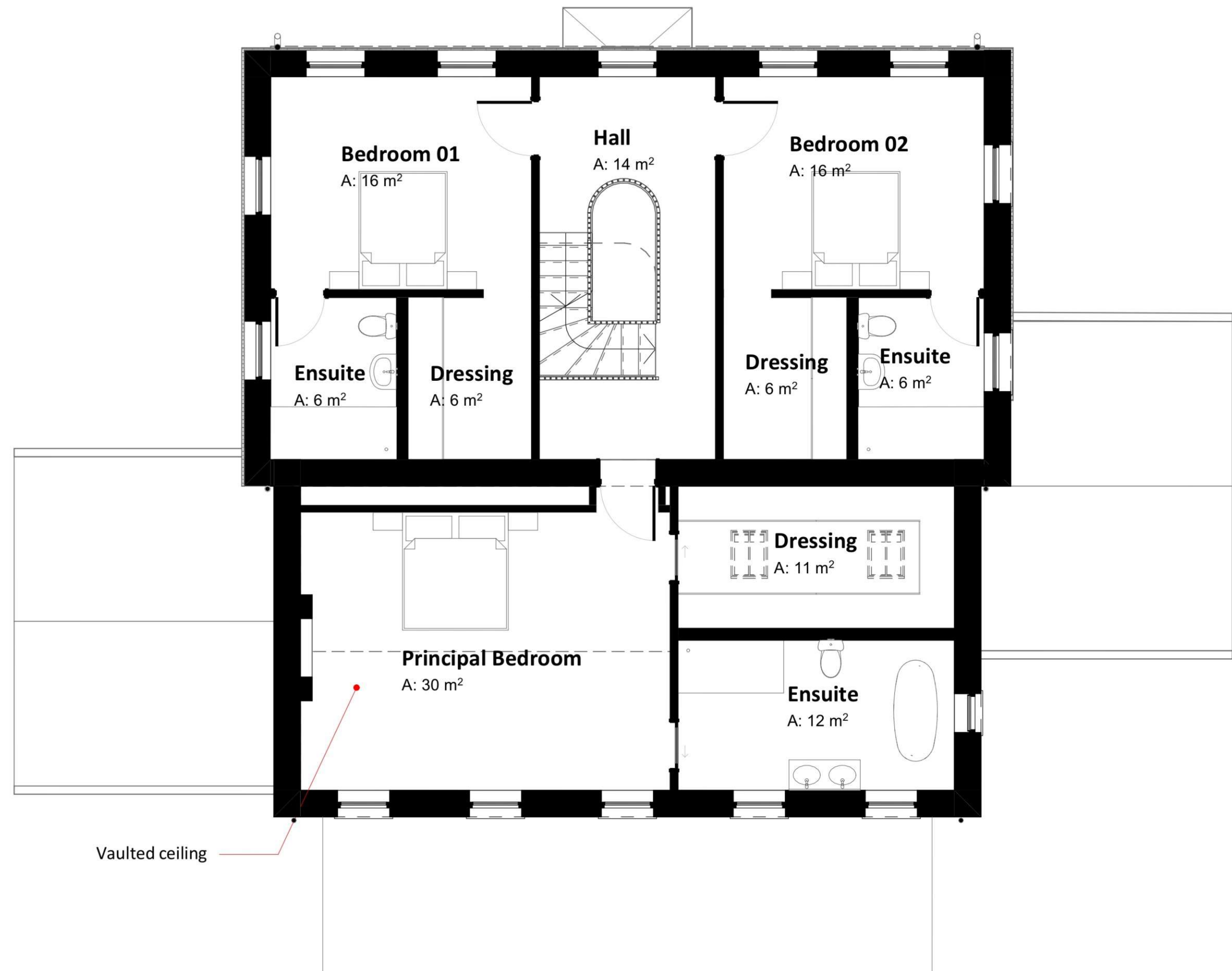
Service accommodation, including a pantry, boot room and plant room, is grouped to the one side of the plan to create an efficient and discreet service zone.

Overall, the ground floor combines the spatial efficiency of a traditional layout with modern living requirements in a clear and well balanced arrangement.



Proposed Plans

First Floor

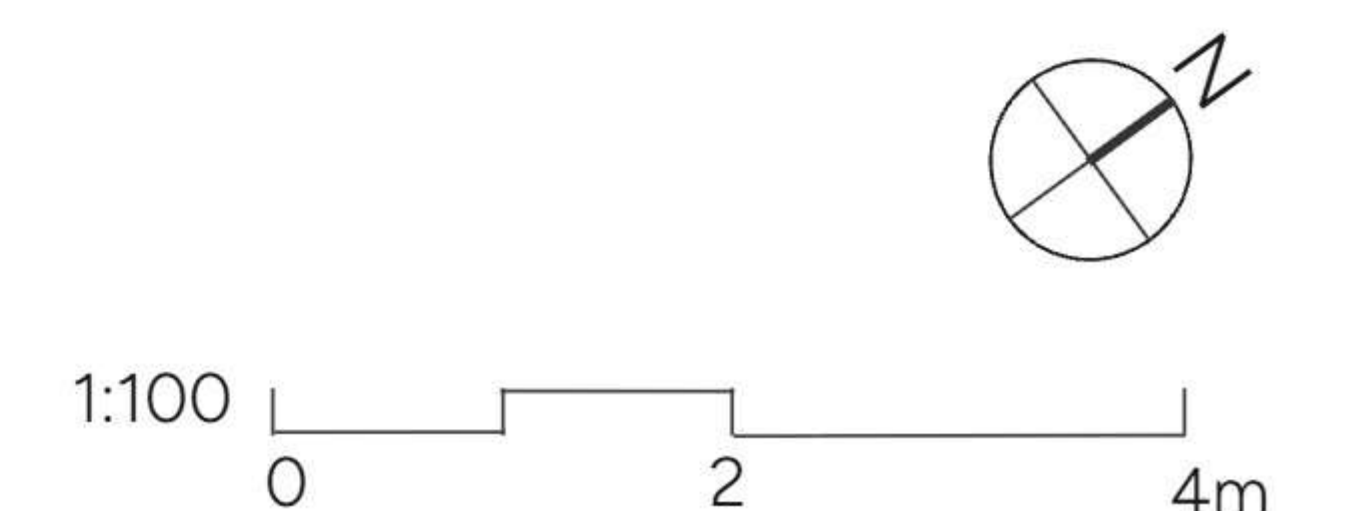


The first floor continues the logical organisation established at ground floor level. The central staircase rises into a first floor hall, forming clear circulation with balanced access to all rooms and maintaining strong axial alignment through the building.

Two bedrooms are positioned to the front elevation, each with a dressing area and en-suite bathroom.

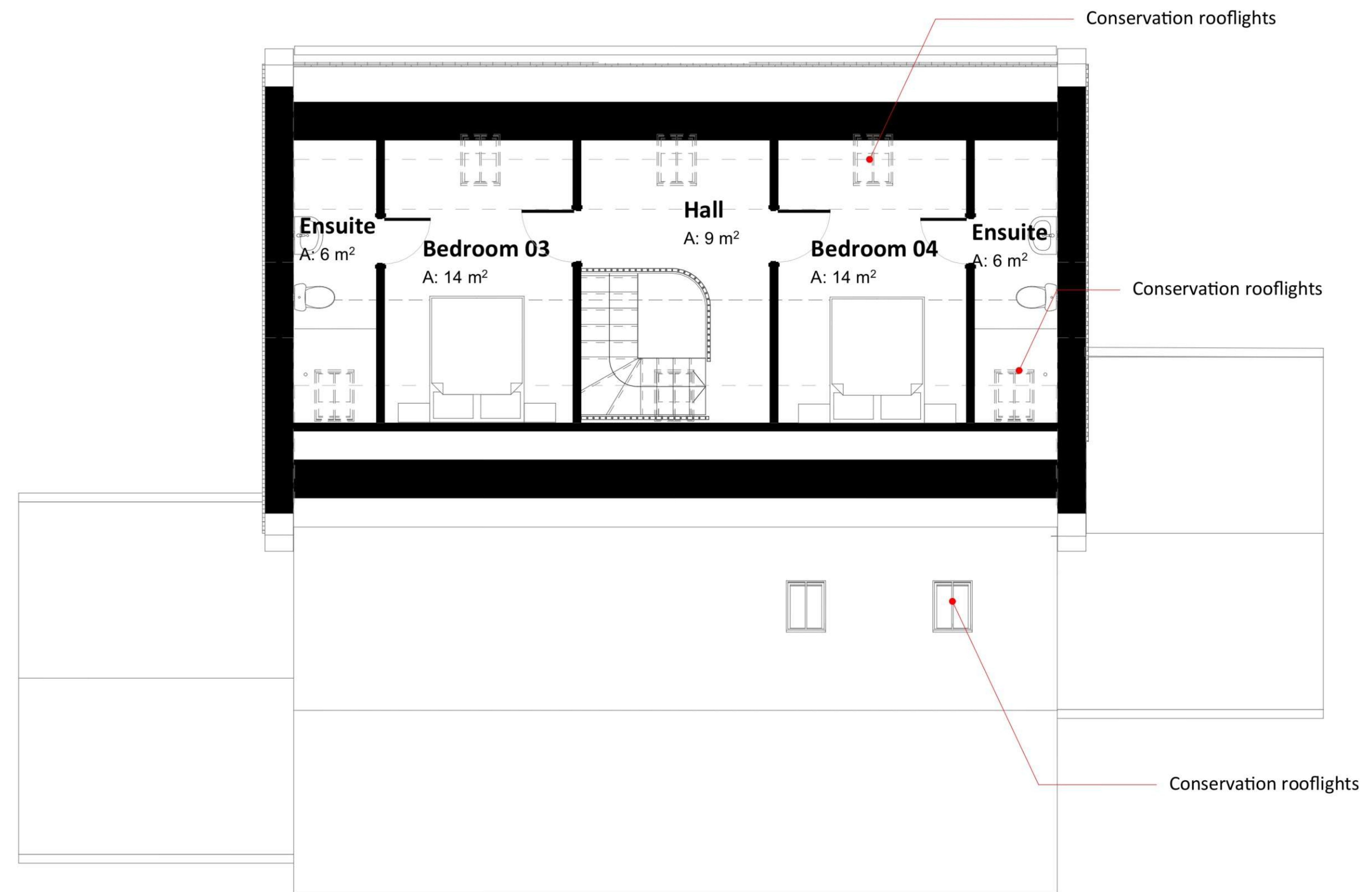
The primary bedroom suite is located in the second range, benefiting from garden views and increased privacy. The bedroom benefits from an increased floor to ceiling height with a vaulted ceiling.

FIRST FLOOR



Proposed Plans

Second Floor

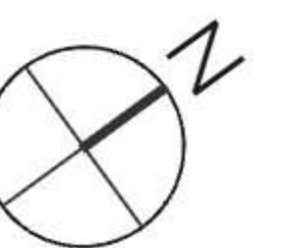


The proposed loft level provides additional bedroom accommodation within the roof space while retaining the external proportions and roof form.

Access is via the continuation of the main staircase to a compact central hall, ensuring efficient circulation and maximising usable floor area. Two secondary bedrooms are arranged symmetrically on either side, each with dedicated en-suites.

Conservation rooflights provide natural light and ventilation while remaining discreet within the roof plane.

SECOND FLOOR 1:100 0 2 4m



Proposed Elevations

North West & South East

The height of the proposed dwelling has been reduced compared with the pre-application scheme, reducing its perceived verticality and allowing it to sit more comfortably within the landscape. The previously proposed stone detailing has been omitted, with brick coursing introduced to provide variation, articulation, and visual interest, helping to soften the solidity of the principal front range.

The side extensions are set back by varying distances, creating a stepped composition that breaks up the overall massing of the dwelling. To the rear, the secondary range is reduced further in height, while the side extensions integrate with the contemporary, single storey wrap around form. This arrangement creates a more informal and visually subordinate rear elevation, with the building responding positively to its rural setting.

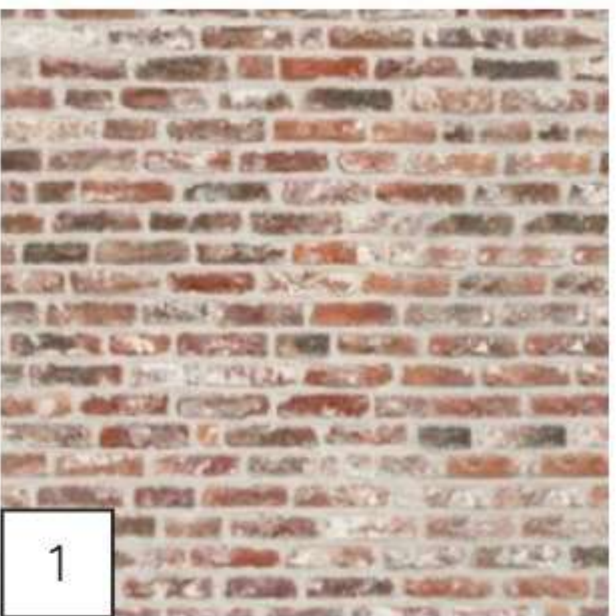


NORTH WEST ELEVATION



SOUTH EAST ELEVATION

1:100 0 2 4m



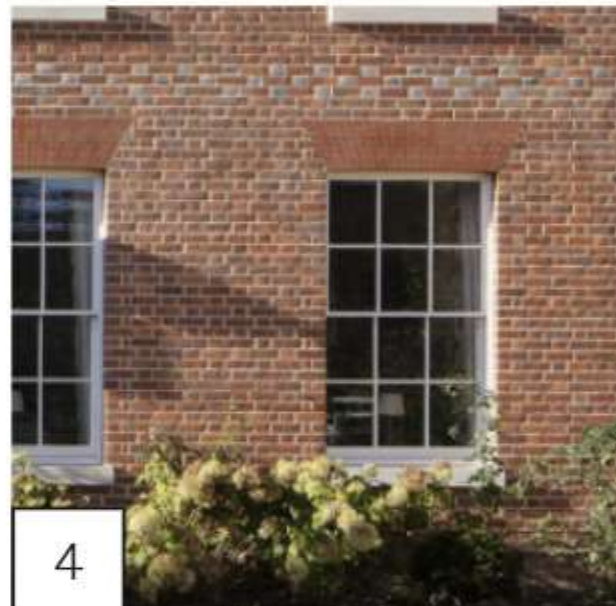
Red Brickwork



Painted White Brickwork



Slate Roof Tiles



Timber Sash Windows



Charred Timber Cladding



Crittal Style Doors & Windows



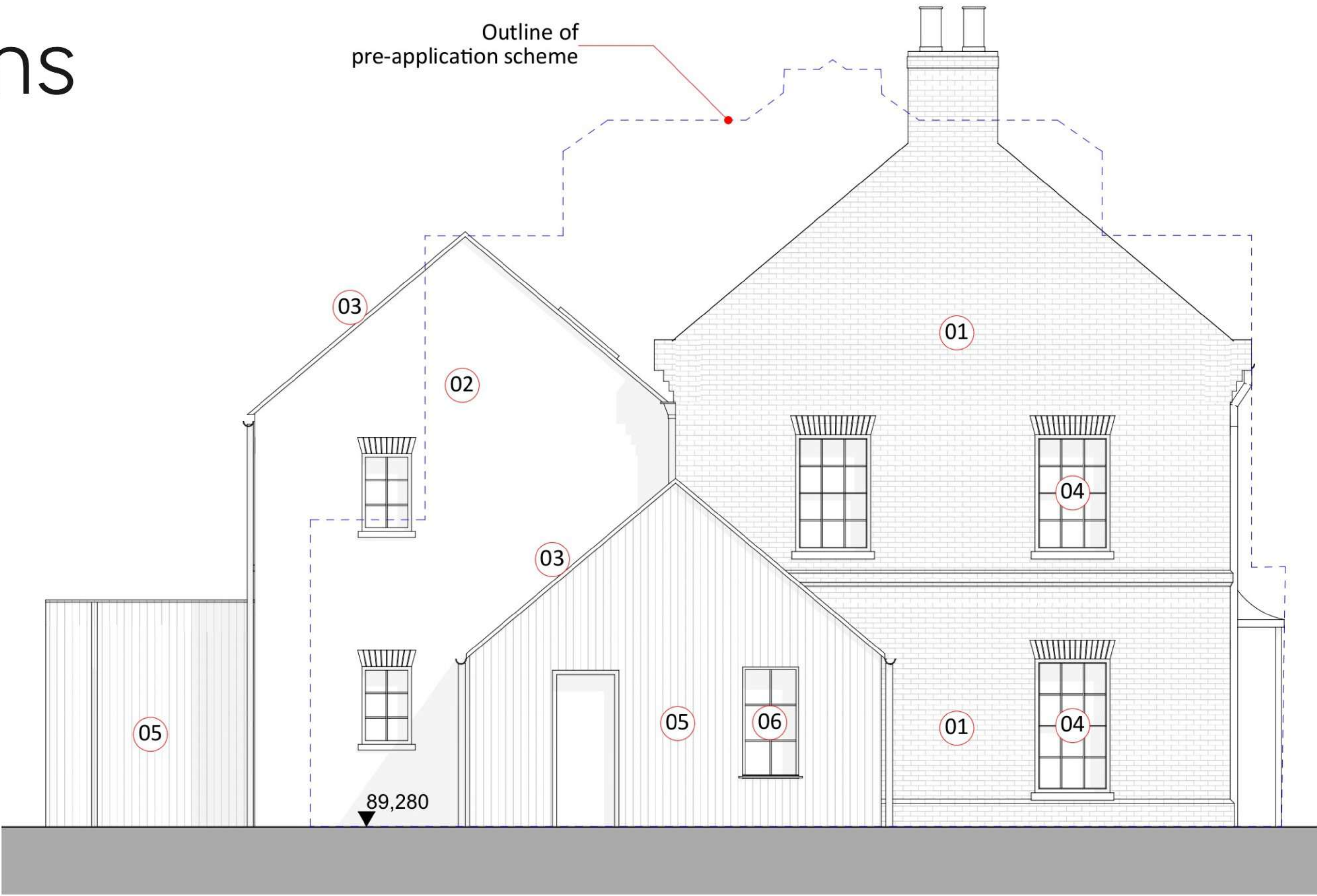
Conservation Rooflight

Proposed Elevations

North East & South West

MATERIALITY

The material palette has been selected reflecting local vernacular: slate roof tile, red brick to the front range, painted white brick to the rear. Timber sash windows will be painted in a grey tone and a catslide porch, responding to the neighbouring design, will frame the front door. The brickwork will be in Flemish bond, with plinth, band and corbelling details to soften the form further, reflecting the style and detailing of farmhouse precedents.

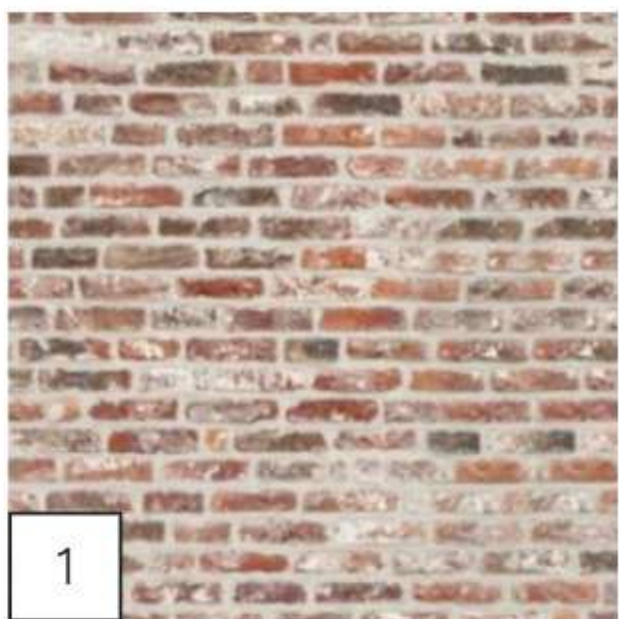


NORTH EAST ELEVATION



SOUTH WEST ELEVATION

1:100
0 2 4m



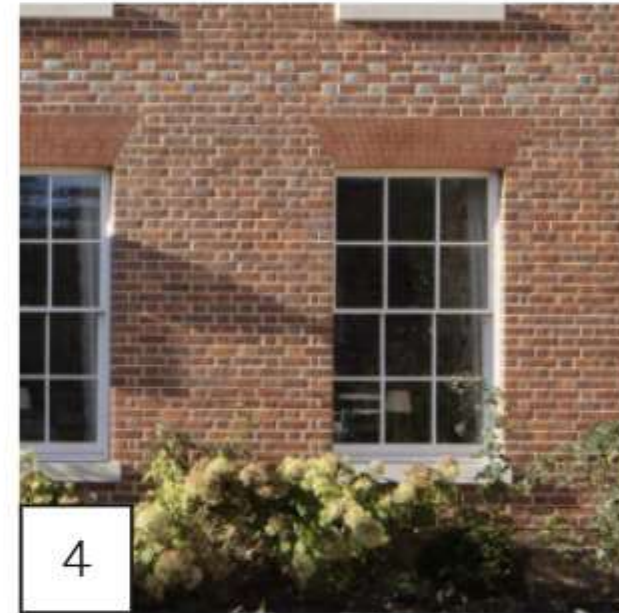
1
Red Brickwork



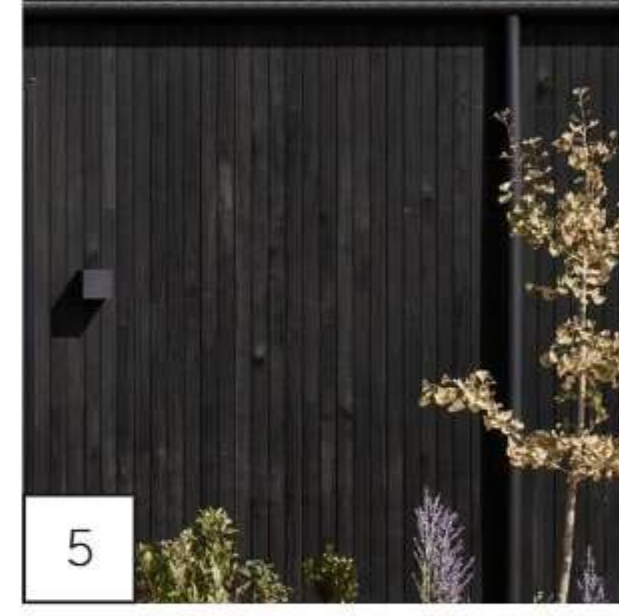
2
Painted White Brickwork



3
Slate Roof Tiles



4
Timber Sash Windows



5
Charred Timber Cladding



6
Crittall Style Doors & Windows



7
Conservation Rooflight

External Front View



AI-generated image for illustrative purposes only, indicative, not to scale; refer to scaled drawings.

External Rear View



AI-generated image for illustrative purposes only, indicative, not to scale; refer to scaled drawings.

□ Outbuildings

Existing North Outbuilding

Plan & Elevations

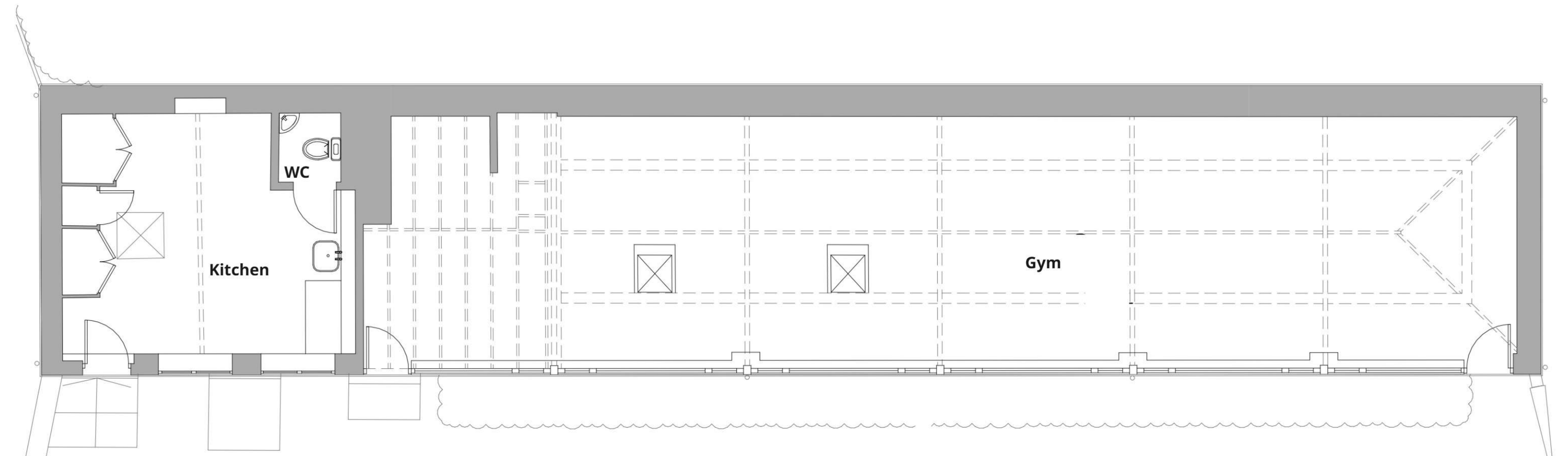


Existing Images

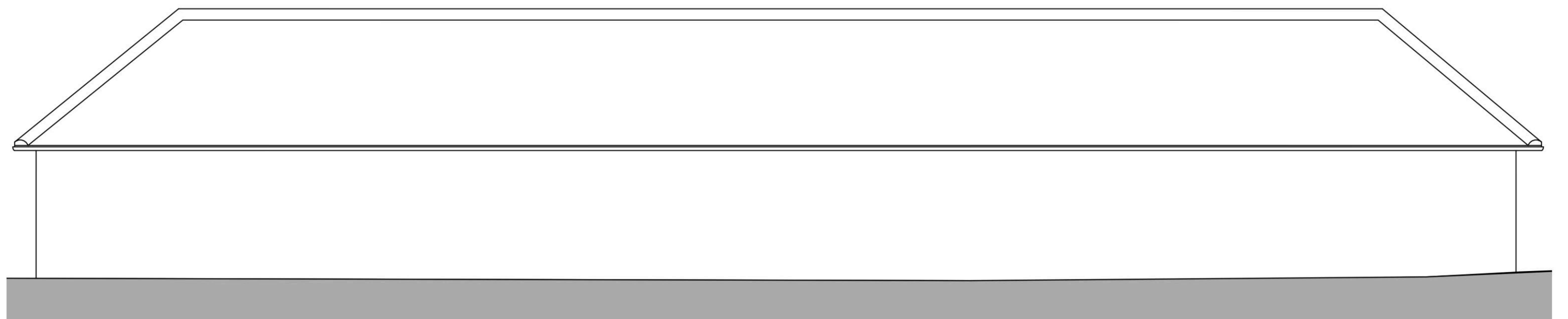
The existing outbuilding has a long and narrow plan form which limits the efficiency and flexibility of internal use. The principal leisure space is arranged as a single linear room with limited opportunity for subdivision or clear functional zoning.

Ancillary facilities, including the kitchen and WC, are located at one end of the building and have a weak spatial relationship with the main activity space, resulting in indirect circulation and constrained usability.

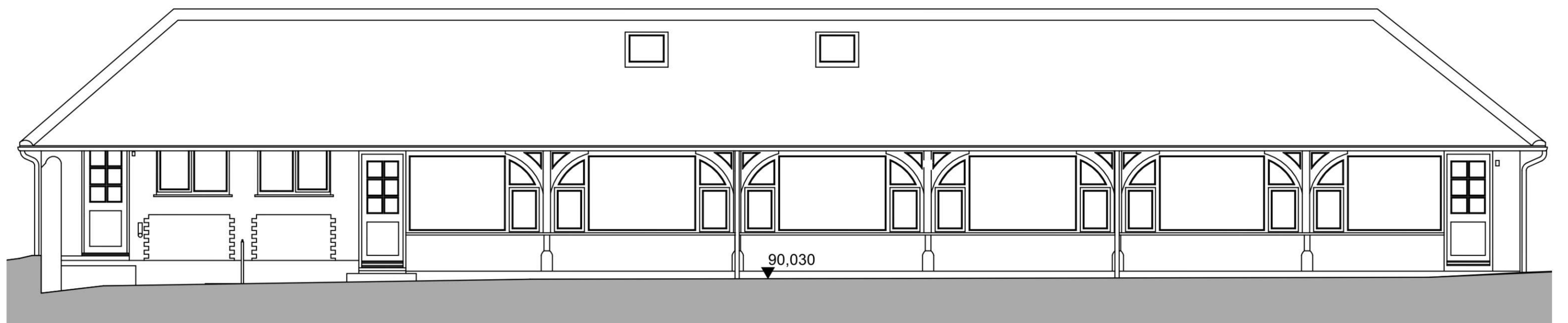
Overall, the structure offers limited capacity for adaptation and does not provide an efficient arrangement for the intended ancillary use.



GROUND FLOOR



NORTH ELEVATION



SOUTH ELEVATION

1:100
0 2 4m

Wellness Building - Proposed Plans

The proposed private 'wellness' building is a single storey ancillary structure located within the developed area of the site. It has been designed as a compact and efficient building, with a clear internal arrangement that provides a logical progression from the entrance and changing facilities to the principal leisure spaces.

The gym, sauna and wet areas are grouped together to create a coherent wellness suite, minimising internal circulation and enabling the efficient sharing of changing and servicing facilities. The swimming pool forms the principal space within the building and is positioned at the far end, benefiting from controlled natural light and a considered relationship with the surrounding landscape.

A discreetly positioned sunken plant room accommodates the building's services and has been located to minimise its visual prominence while allowing for efficient maintenance and servicing. Externally, the building adopts a simple and compact form with a consistent ridge line, ensuring that it remains clearly subordinate to the principal dwelling and does not extend development further into the open countryside.

Openings are primarily oriented towards the site interior and will be carefully detailed to control light spill and preserve the rural character of the surroundings. The material palette is a contemporary take on the Chiltern vernacular - black stained weatherboard, slate tile and brick, as found elsewhere on site, and ties in with the material palette of the proposed main house.

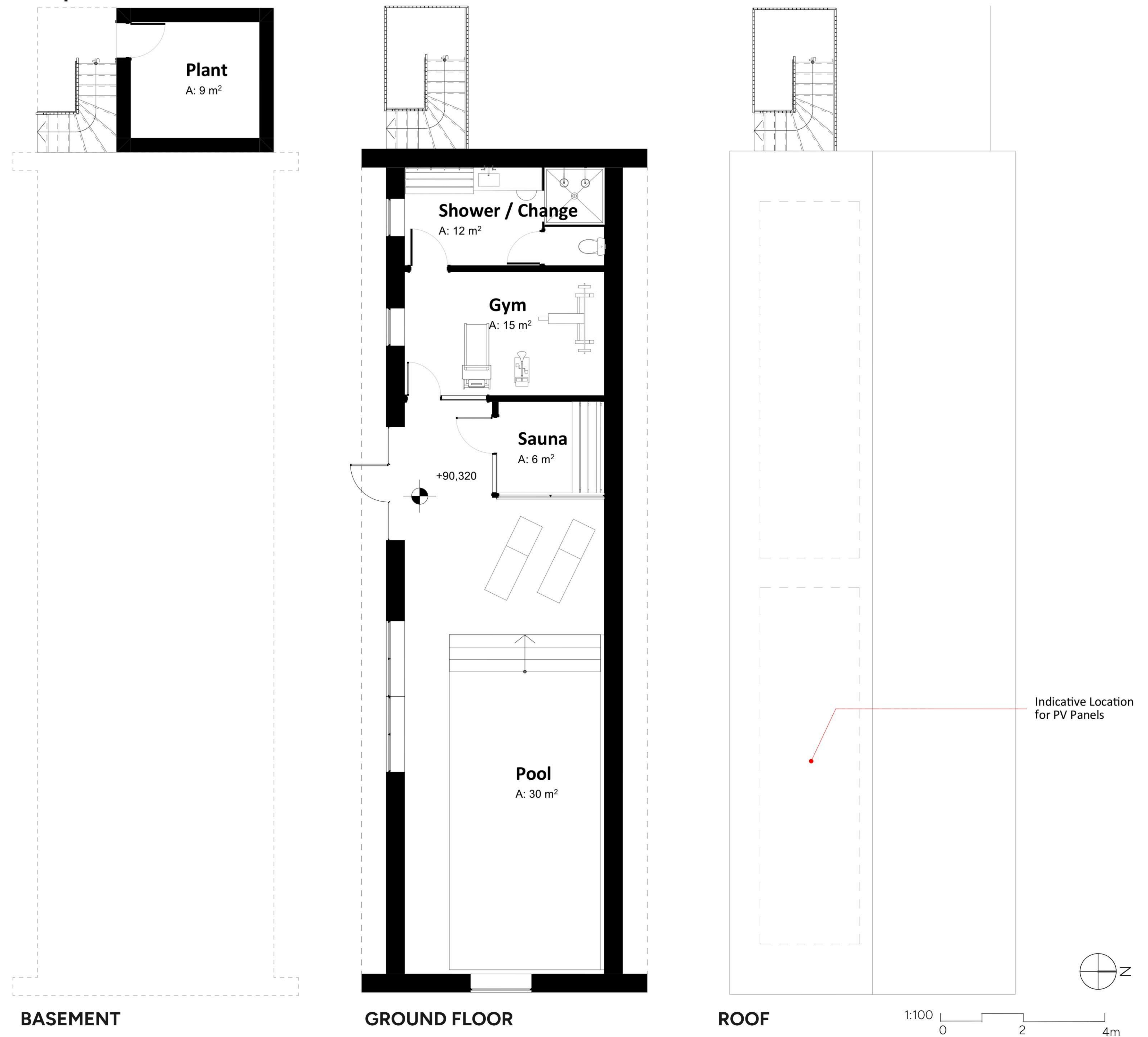
Overall, the proposal provides an improved and well-organised ancillary leisure facility within a contained footprint that reflects the established pattern of development on the site.



External Inspiration



Pool



Proposed Elevations

Wellness Building



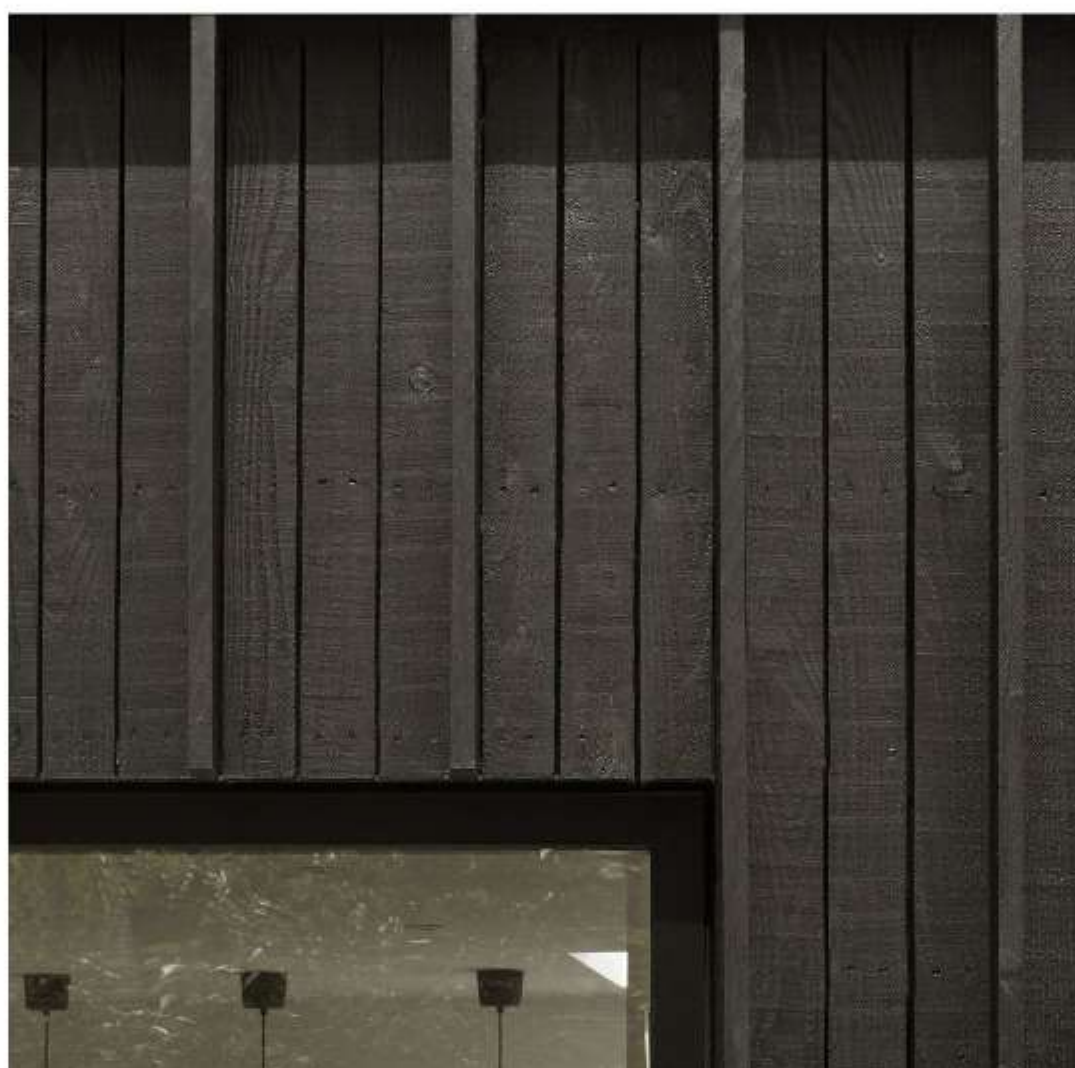
Contemporary form



Slate roof

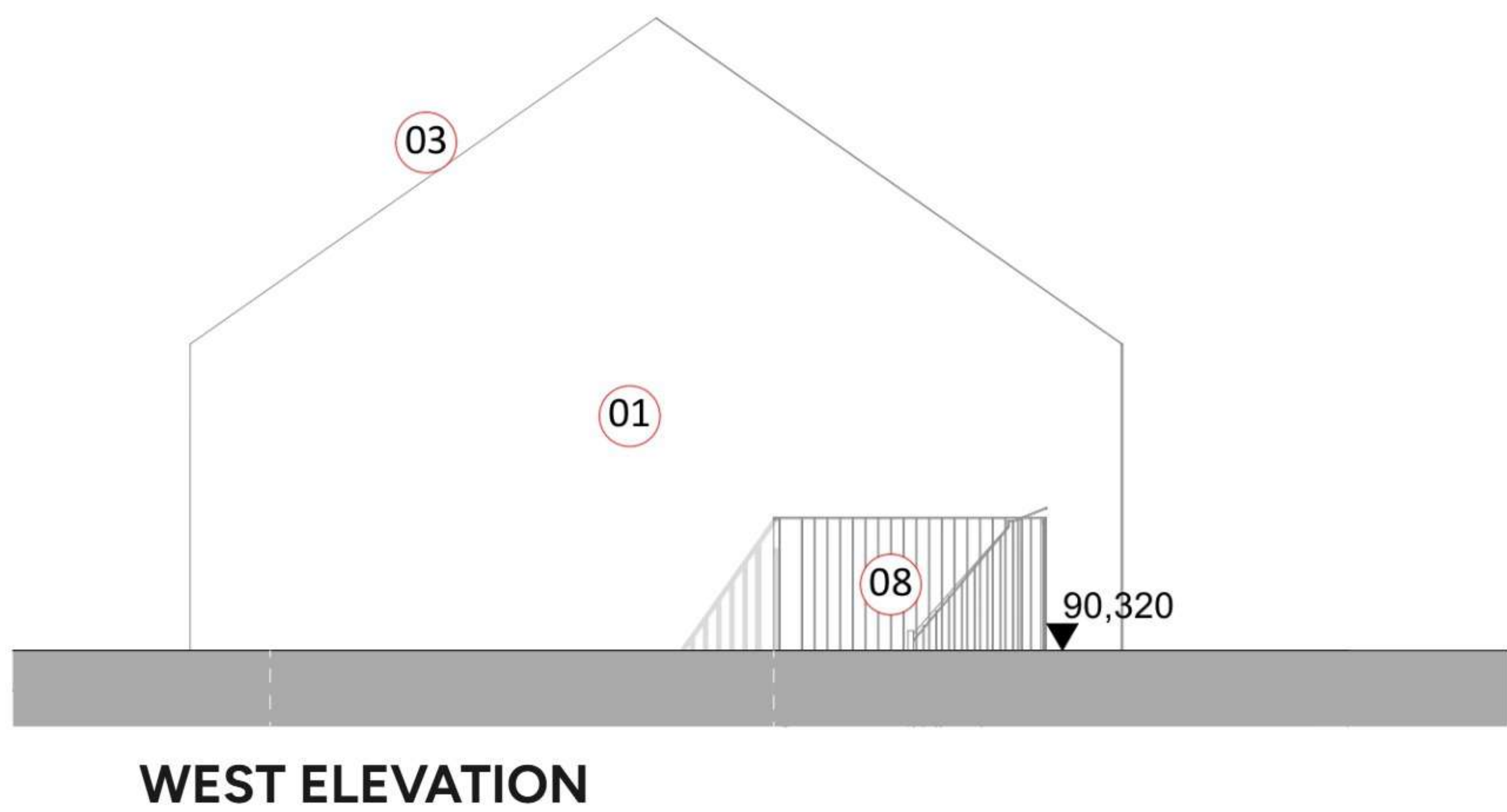
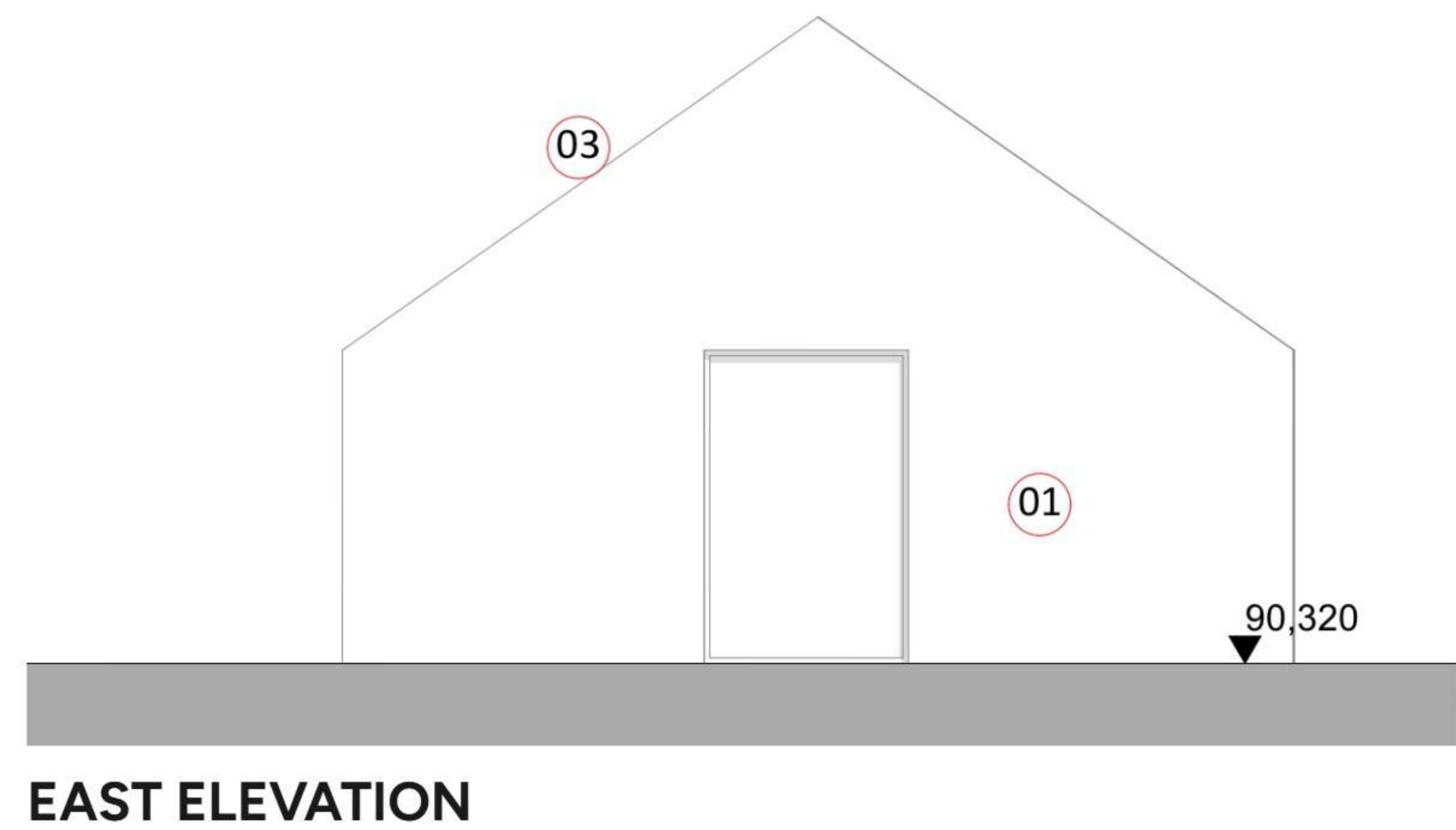
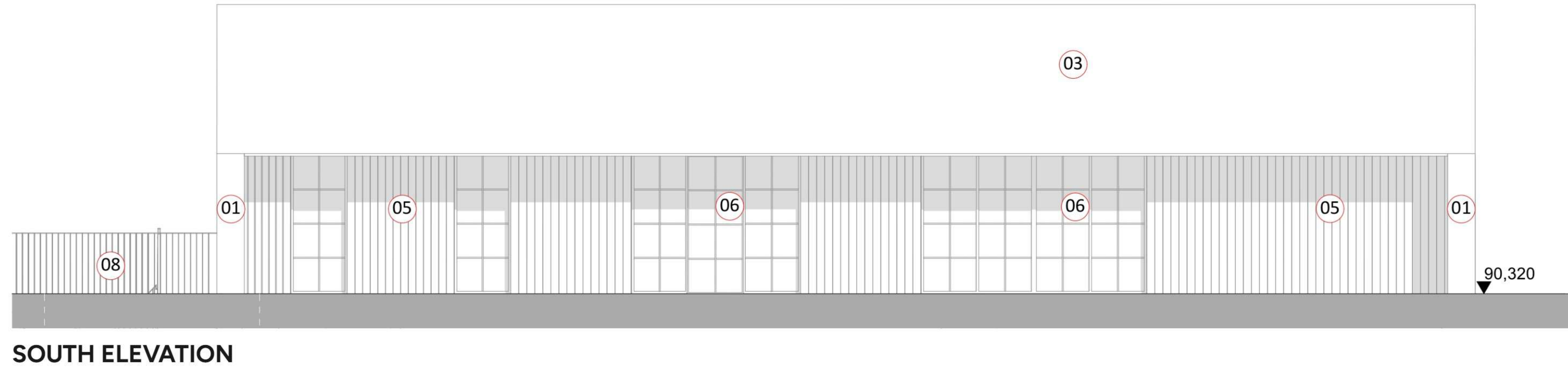
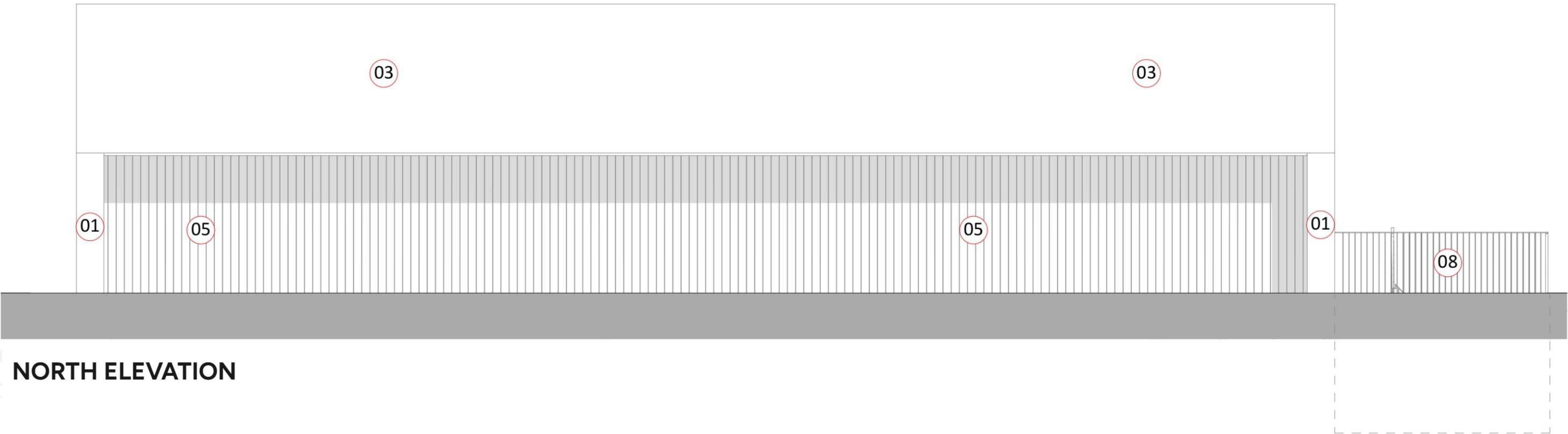


Charred Timber and crittal glazing



Vertical timber cladding

- 1 Red Brickwork
- 3 Slate Roof Tiles
- 5 Charred Timber Cladding
- 6 Crittal Style Doors & Windows
- 8 Metal Balustrade



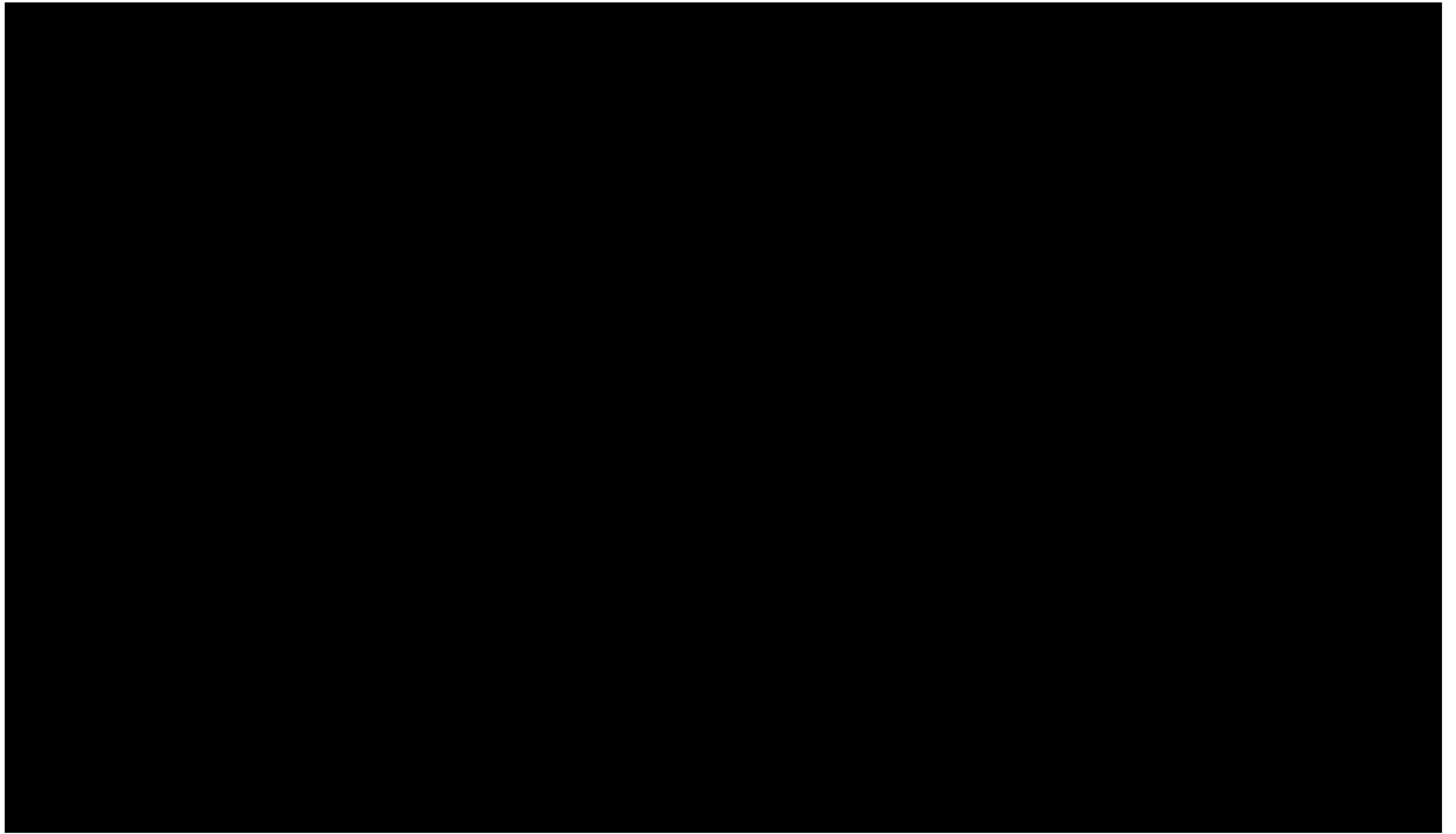
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External Front View



AI-generated image for illustrative purposes only, indicative, not to scale; refer to scaled drawings.

□ Landscape



Landscape Design

PROPOSAL

The proposed landscape scheme minimises hard landscaping with a less formal approach, that is more in keeping with the rural setting and proposed dwelling. Setting the new dwelling into the landscape softly, it enhances usability, visual quality and the environmental value of the surrounding landscape, avoiding any impact on the domestically adjoining countryside.

The proposals include replacement vehicular access, gravel drive and parking areas, natural stone terraces and gravel pedestrian paths.

As part of a wider landscape strategy, the scheme also includes the planting of native hedgerows and native trees to enhance biodiversity, alongside a ornamental pollinator friendly planting throughout the garden. The proposed planting will ameliorate and soften the visual impact of the property.

The proposed landscape design has been developed to respect the location of the site while supporting long-term ecological and visual improvements. The retained landscaping elements will be complimented harmoniously. New outdoor spaces will allow the residents to build a relationship with the garden and surrounding landscape.

LONGEVITY AND SUSTAINABILITY

Specification of new materials will include the evaluation of the porosity and durability to ensure longevity, removing the need for future replacement; using locally sourced materials from local suppliers where applicable.

Where possible, existing materials will be utilised and retained on site. Surplus materials will be used to create habitats in the form of log piles and earth mounds.

New plants will be carefully selected to establish and thrive in the existing and future conditions, taking into account the ever-changing climate. Ensuring the planting can be enjoyed by residents and local wildlife for many generations. The landscaping is designed to sit into the surrounding landscape seamlessly and compliment the property timelessly, mitigating requirement for major future change, ensuring longevity for the garden.



Landscape Strategy

ECOLOGY & BIODIVERSTIY NET GAIN

The application site is 0.8 hectares and therefore is subject to statutory Biodiversity Net Gain (BNG) requirements and the proposed scheme has therefore undergone a BNG Assessment by Philips Ecology - submitted to support the application and setting out the required mitigation measures as follows:

The BNG assessment indicates that the proposed landscaping scheme, can achieve the required increased net change on-site. With a 46.21% net increase in habitat units and 10.83% net increase in hedgerow units. resulting in no requirement for off-site change. Please see enclosed headline results and metric for further details.

Our impact on existing biodiversity is minimal, focusing development away from existing key areas on site. Established planting will be retained where possible and new planting will be introduced. Creating new habitats, shelter and food sources for pollinators, invertebrates, birds and mammals. Emphasis has been put on succession of flowering plants, food sources and natural habitats, providing a valuable resources throughout the year.

TREES

An Arboricultural Survey has also been undertaken by GHA Trees to inform the proposed landscape strategy.

We've ensured our impact on existing trees is minimal. Established trees will be retained and protected where possible whilst new native trees will be introduced. To ensure there is minimal impact on trees, new hard landscaping has been proposed in areas that avoid root protection zones, where required sympathetic construction methods will be applied as per arboricultural method statement guidance.

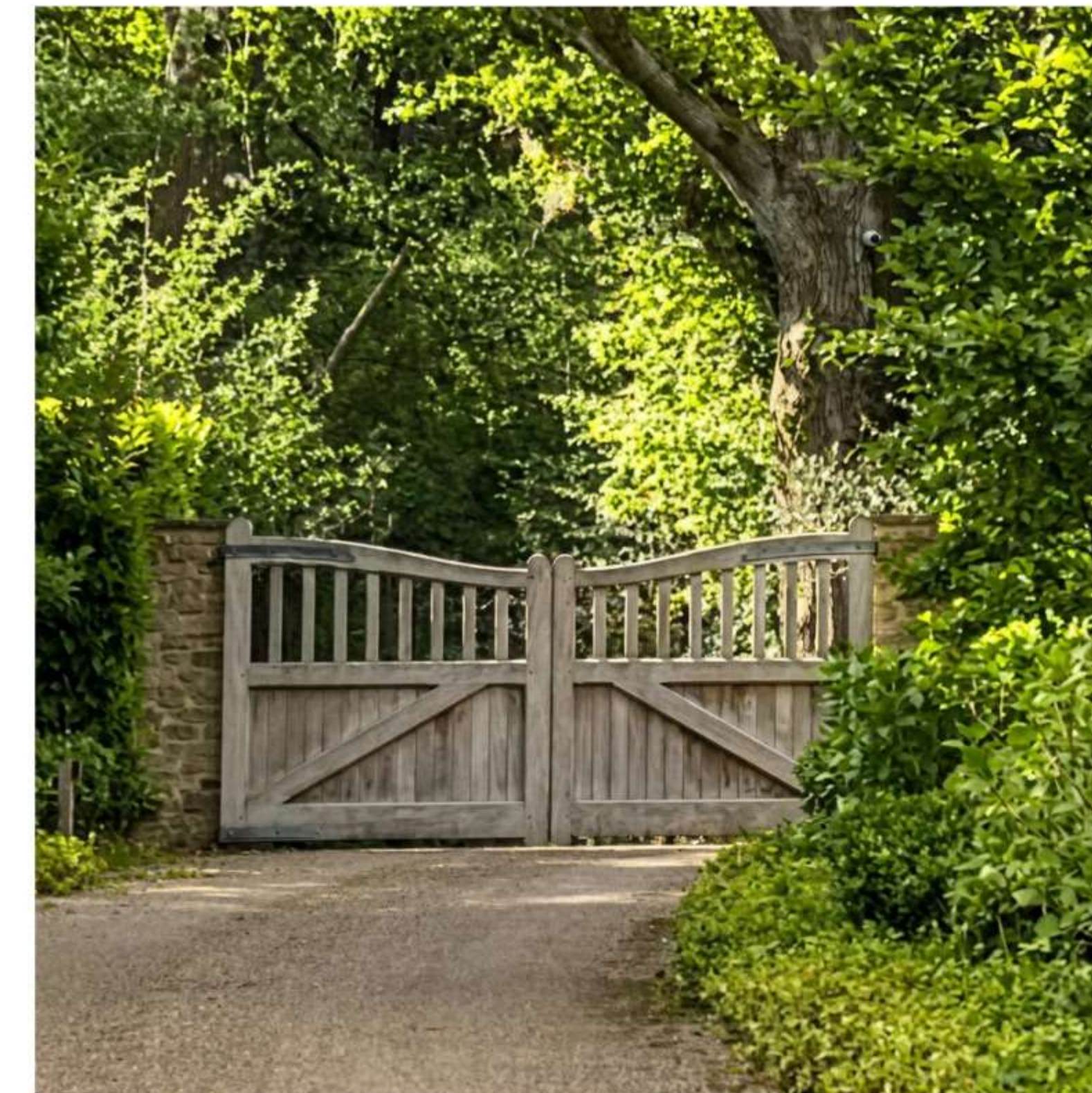
The proposal will result in the removal of trees: T2 Willow, T3 Willow, T4 Pear, T14 Willow, G13 Cherry and T16 Horse Chestnut. These trees are categorised as C - low quality To compensate the loss of the two existing trees, the proposal includes the introduction of 28 new trees. The majority of which will be UK natives.

MATERIALS

Proposed materials include natural stone paving and local gravel stone. Soft tones and colours allow hard landscaping elements to fade into the periphery, softened sympathetically with planting. We are committed to utilising locally sourced materials from local suppliers alongside local contractors. Where possible, permeable surfaces will be introduced to aid sustainable drainage.



Native trees



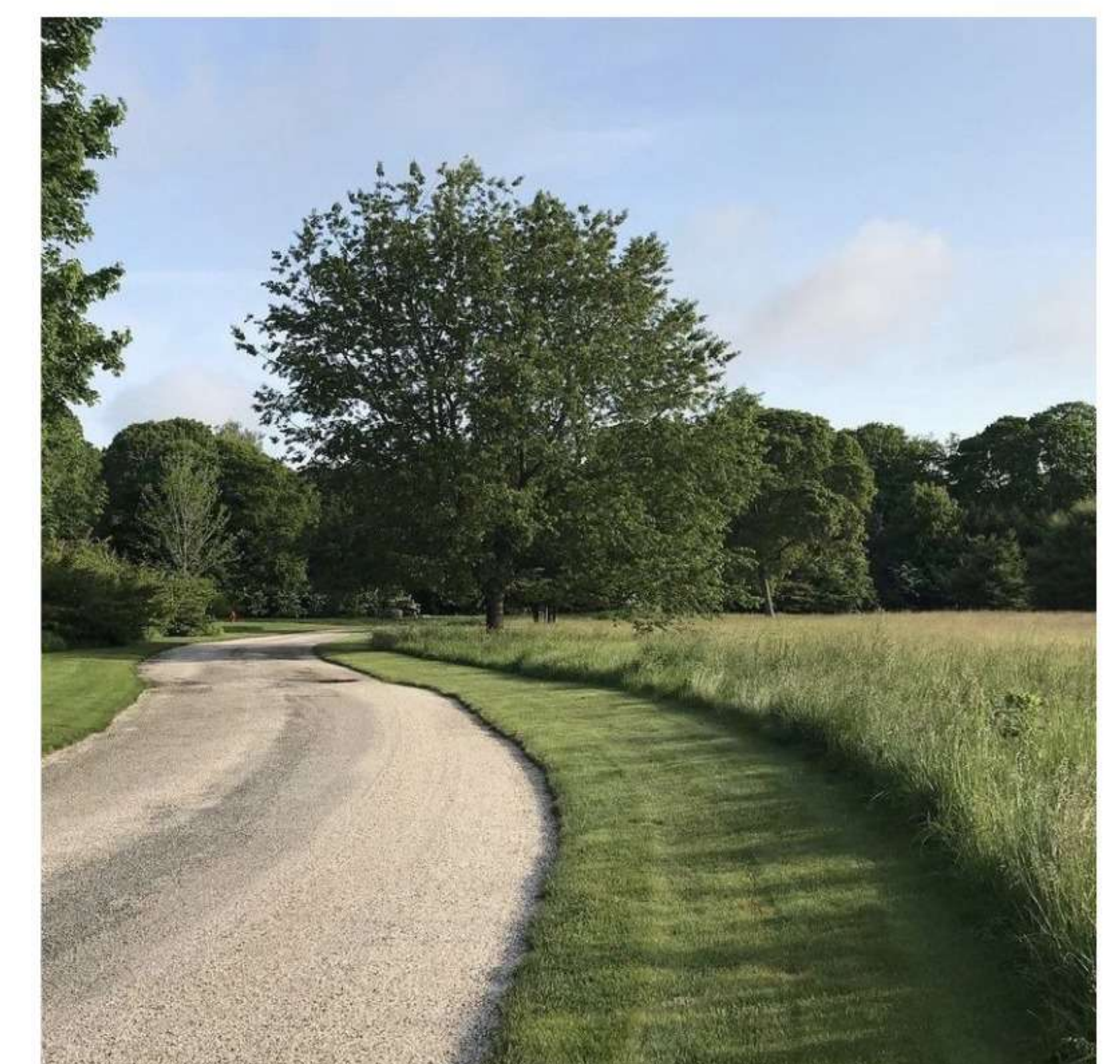
New access



Native hedgerows



Biodiversity enhancing planting



Low impact driveway



Softening of new dwelling

LANDSCAPE VISUAL & IMPACT ASSESSMENT

A Landscape Visual & Impact Assessment was undertaken in August 2026, please see enclosed report.

The existing dwelling and associated buildings are already visible in a number of views across the surrounding landscape.

Kentons Lane is an important component of the local landscape character. It is a narrow, winding country lane with a sunken-lane appearance, formed by banks and verges supporting mature hedgerows, trees and other vegetation. These features screen views of land beyond the lane, with only occasional glimpses towards residential or farm buildings. The narrow width, lack of passing places and enclosed vegetation contribute to the lane’s secretive, tranquil and remote qualities.

The siting, scale, massing and materiality of the proposed dwelling have been carefully considered in response to these characteristics. The building is arranged as part of the existing cluster of development rather than as an isolated feature within the open countryside. Its massing is deliberately varied, with the secondary rear range being lower in height and visually subdivided by the rear canopy and timber-clad single-storey elements. This reduces the apparent scale of the building and helps it assimilate with the existing buildings and vegetation.

From views to the east and north-east, the proposed dwelling will be visible, but it will be seen in association with the existing group of buildings and against the established backdrop of trees and vegetation along Kentons Lane. As a result, it will not appear as a strident or isolated addition to the landscape. The proposed materials, including areas of timber cladding, will further assist in breaking up the building’s elevations and relating the development to its rural setting.

The proposal will result in some change to views from Kentons Lane as a consequence of the new access arrangement. The access will require the replacement of the existing boundary wall with sustainably sourced timber fencing. This change will be mitigated through the introduction of new native hedging and native tree planting. The proposed planting will provide a denser vegetated edge, improve biodiversity and help to reinstate the enclosed, verdant and secretive character associated with the sunken lane. The access will therefore be read as part of a vegetated rural boundary rather than as an urbanising feature.

Potential views from the neighbouring property to the north, particularly following the removal of the existing outbuilding, will be addressed through new dense native hedging. This will reinforce the existing boundary vegetation, provide visual containment and create additional habitat value.



The proposal will also be visible from Worsleys Lane and the Chilterns Way footpath. To mitigate these effects, the landscape strategy incorporates clusters of native trees along the eastern boundary of the site (similar already existing to the north-east). These will soften and filter views of the dwelling, while retaining an appropriate relationship with the open character of the surrounding landscape. Additional native tree planting and pollinator-friendly planting will be positioned close to the eastern elevations to provide further filtering and seasonal interest.

□ Sustainability

Drainage Strategy

Flood Risk and Policy

The site lies within Flood Zone 1, the lowest risk of flooding, and the proposal introduces no additional flood risk. The strategy accords with MDD Local Plan Policies CC09, CC10 and CC04, emerging Policies FD1 and FD2, and the sustainable drainage requirements of the NPPF.

The Council's Drainage Officer raised no objection in principle at pre-application stage, subject to a detailed drainage strategy, outlined below:

Surface Water - Sustainable Drainage (SuDS)

Surface water will be managed in line with the SuDS hierarchy, prioritising disposal to ground by infiltration. The site's geology to be confirmed by further testing. The strategy comprises:

- Infiltration SuDS (soakaways) as the primary means of disposal, subject to confirmed infiltration rates.
- Permeable surfacing to the driveway and hardstanding, reducing run-off at source.
- Rainwater harvesting and water butts, reusing roof water and reducing potable demand.
- Attenuation storage where required, with discharge restricted to the greenfield runoff rate.

Treatment stages safeguard water quality, and the approach delivers betterment over the existing built form, achieving no net increase, and where practicable a reduction, in surface water runoff.

Foul Drainage

Foul drainage will be managed by connection to the existing arrangement, in accordance with building regulations.

Management

SuDS components will be subject to a maintenance plan securing their long-term performance, secured by condition if required.

Sustainability Statement

A Sustainable Design Approach

The scheme takes a fabric-first, low-carbon approach, using orientation, form and fabric to reduce demand, supported by efficient all-electric services, aligned with the Council's Climate Change Interim Policy Position Statement (CCIPPS 2022) and the interim Future Homes Standard.

Building Form and Orientation

Sustainability has shaped this design from the outset, with orientation used as the first and most decisive passive move. The combined kitchen/dining and living room faces south-east to capture morning and midday sun and abundant daylight, cutting reliance on artificial lighting, while a purpose-designed overhang and shading control summer solar gain and still draw in lower-angle winter sun for passive heating.

Building Fabric and Thermal Performance

The masonry envelope is highly insulated to standards that exceed current Building Regulations, with careful detailing to eliminate thermal bridging and air leakage. Durable, low-maintenance materials have been selected to perform for the long term, delivering a warm, comfortable, low-energy home that uses far less energy to heat than the dwelling it replaces.

Mechanical and Renewable Energy Systems

An all-electric, low-carbon strategy removes any reliance on fossil fuels, no gas or oil is proposed with the use of the following systems:

- Air-source heat pump (ASHP) for space heating and hot water.
- Photovoltaic (PV) array on the south-facing roof slope of the Wellness Building, positioned to minimise visual impact and protect the character of the tiled main roof.
- Battery storage to make full use of PV-generated electricity.
- Whole-house mechanical ventilation with heat recovery (MVHR).
- Low flow-temperature underfloor heating, paired efficiently with the ASHP.
- EV charging and cycle storage support low-carbon travel.

Water, Drainage and Materials

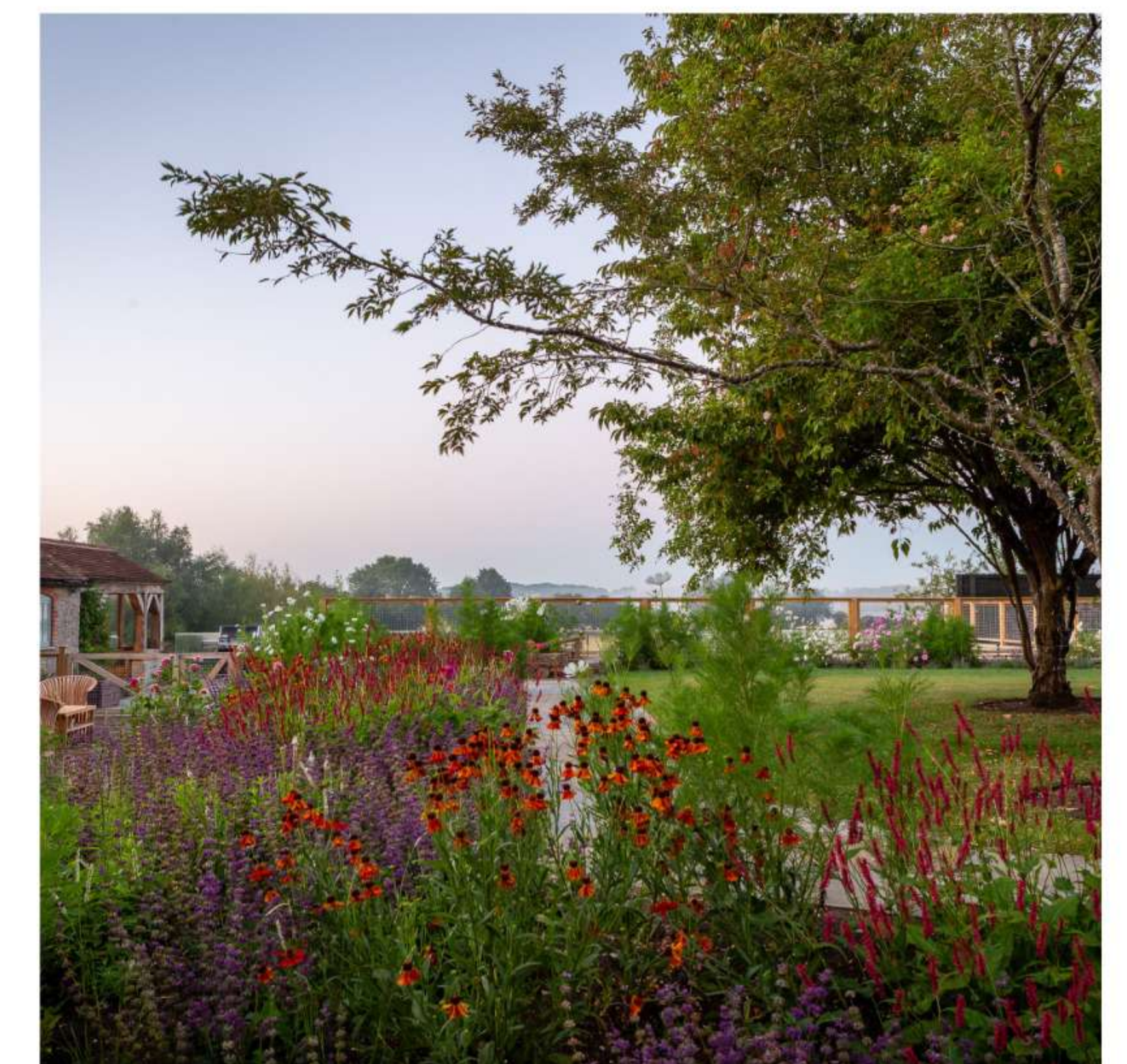
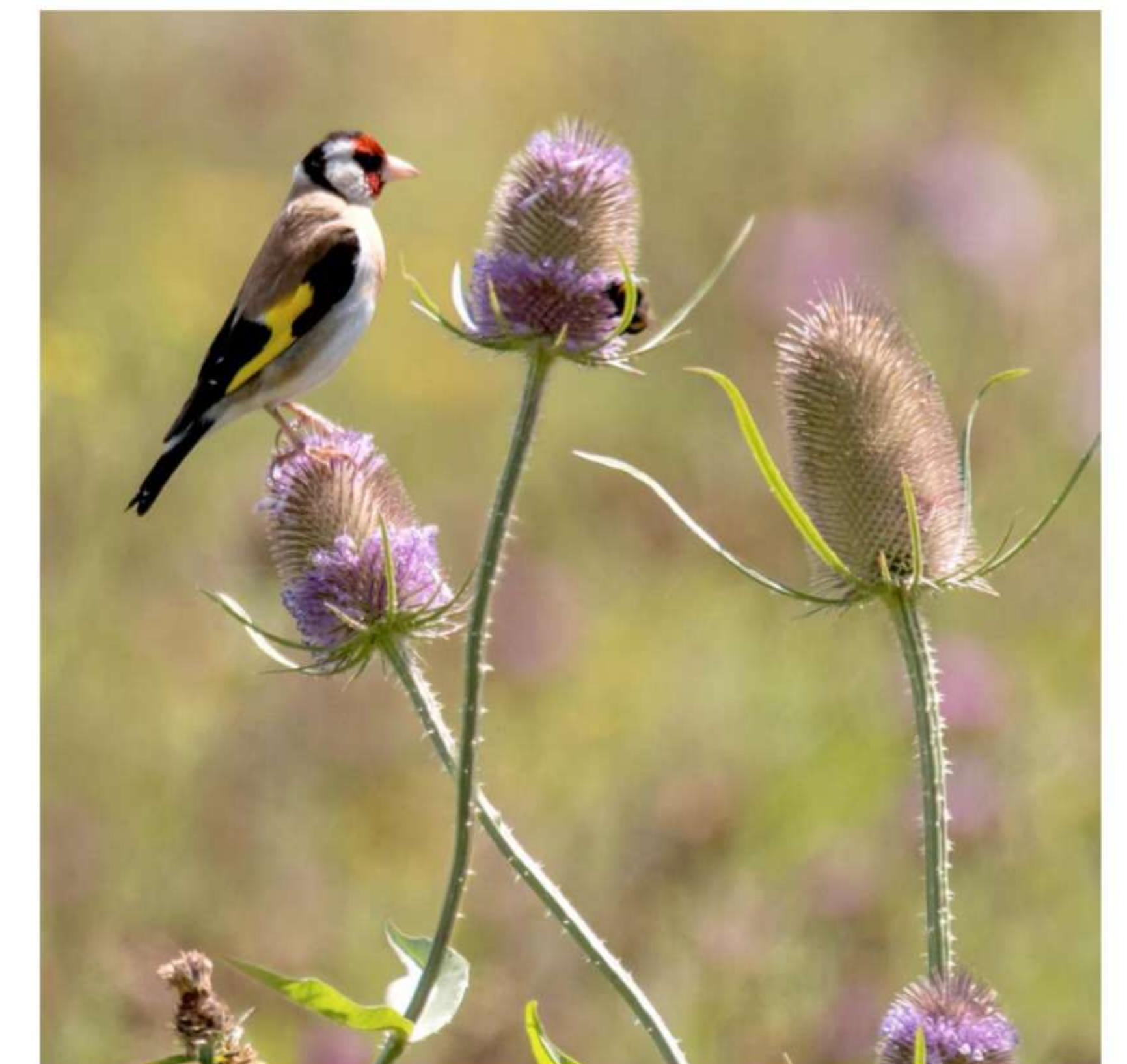
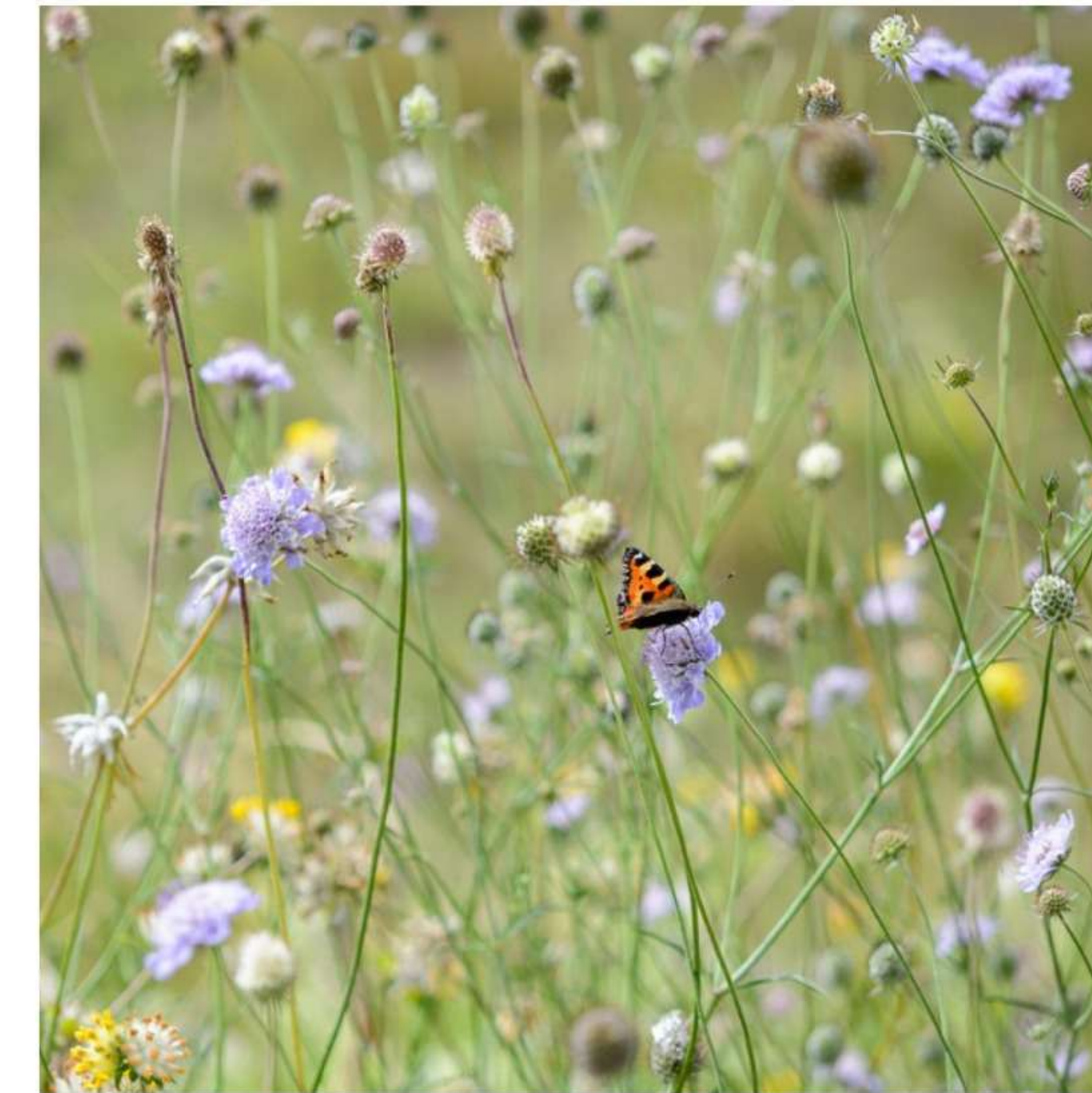
A rainwater harvesting and sustainable drainage (SuDS) strategy manages surface water and reduces mains demand. Materials are, wherever possible, proposed to be locally and responsibly sourced, prioritising durability, low toxicity and recyclability.

Overheating

Overheating is addressed head-on through passive design. The main living room, as the principal habitable space, has been deliberately situated and its south-facing glazing shaded by a designed overhang to control solar gain while retaining full daylight and views. A Part O assessment will be undertaken at the Building Regulations stage to demonstrate compliance and confirm the effectiveness of the proposed mitigation strategies.

Access, Parking and Servicing

- Parking is provided in line with Policy CC07 and Appendix 2 of the MDD Local Plan, each space meeting the 5m × 2.5m Borough Design Guide standard and sited conveniently for the dwelling (7 parking spaces).
- Electric vehicle charging is provided per Policy C5, supporting the low-carbon travel strategy.
- Secure, covered cycle storage is located close to the dwelling (3 cycle storage space).
- Waste and recycling storage meets Policy CC04, with internal and external provision for general waste, recycling and composting, positioned for easy collection and shown on the proposed site plan.



Summary

The proposal represents a considered and positive replacement of a building of limited architectural merit with a high-quality, sustainable family dwelling.

The repositioned and reoriented design makes more efficient use of the site, improves its relationship with the surrounding landscape, and provides accommodation that meets modern living requirements.

The dwelling's scale, form, materials, and detailing have been carefully designed to respond to the rural character of the area, neighbouring properties and local area, as per the pre-application feedback.

The articulated built form, improved soft landscaping and reduced hardlandscaping, enhanced access arrangements, and stronger connection between the house, gardens, and countryside will contribute positively to the site and its wider setting.

The incorporation of low-carbon technologies and biodiversity enhancements will further improve the environmental performance of the development and help futureproof the dwelling.

Overall, the proposal will deliver a well-considered and sustainable replacement dwelling that enhances the site and provides a suitable home for current and future generations.



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