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ALTERATIONS AND EXTENSION

at

KITTY COTTAGE

107 SOUTHOVER

BURTON BRADSTOCK

DT6 4RD

for

Mr & Mrs M Cox

DESIGN, HERITAGE & ACCESS STATEMENT

20-100-DAS

This statement accompanies the planning application for the above, in conjunction with the scheme drawings 20/100/101, 102, 103, 104 & 105, we set out below our considerations whilst assessing and preparing the application for the proposed development.

This application seeks consent to construct a two storey extension to the rear of the property to provide a lounge and additional bedroom.

The property lies within the Burton Bradstock Conservation Area and forms part of a group of dwellings at Southover

Use:

The property would continue to be used as a single private dwelling,

Amount:

The extension will add 16m² to the footprint of the dwelling.

Layout:

The property already has an extension to the rear and this proposal will link the side of the extension and the existing rear elevation.

Scale:

Although it is two storeys in height the extension will appear as a subsidiary structure to the main bulk of the original house.

Landscaping:

There will be no visual impact on the landscape setting of the area as this is a small scale extension on an existing building.

Appearance:

The extension would be constructed of natural stone and buff coloured render to match the existing building. The roof would be slate. The windows and doors would be white UPVC.

Access:

No alterations to the access are proposed.

Heritage Statement/ Conservation Area Appraisal:

The site is within the Burton Bradstock Conservation Area. The Southover group of buildings is recognised in the conservation area appraisal as an attractive collection of cottages providing a long perspective view of stone slate and thatch properties. The value in conservation area terms is in the street scene contribution these properties make. The extension is proposed to be located to the rear of the property and will not be seen in the context of the street scene.

The rear of the property will be seen from the more distant views from the north but in this context the extension is very small scale in relation to the main building and will be constructed in matching natural materials camouflaging the visual changes.

In terms of heritage assets the property across the road, Seven Dwarfs, is a Grade II rubble stone and thatch listed building. This building is completely screened from the proposed rear extension on Kitty Cottage and will therefore not be impacted upon by the proposal.

The Dove Inn, a Grade II listed building, is located further along the road but again it will not be viewed in the context of the proposed extension.

Flood Risk

The site the subject of the above proposal falls within Flood Zone 3A – High Probability and lies adjacent to the River Bride, which is classified as a main river under the Land Drainage Act. With a view to avoiding inappropriate development in areas of known flood risk, the National Planning Policy Framework para 100 requires such matters to be taken into consideration at the planning stage and seeks to direct development that would increase such risks away from areas of known flooding.

This application relates to the extension of an existing building with a two storey addition to the rear (north elevation).

Guidance on flood risk resistance vulnerability is given in the Planning Practice Guidance to the National Planning Policy Framework which was introduced on 06-03-2014 and most recently updated on 15-04-2015.

Table 2 Flood Risk Vulnerability Classification, contained in Planning Practice Guidance categorises the existing use of the site as more vulnerable but there will be no increase in vulnerability if planning permission is implemented. This would be classified as a minor development, which will not require a sequential test but will require a flood risk assessment which addresses measures to reduce the vulnerability of the building to flooding.

As a minor development this proposal would not conflict with the assessment criteria contained in Site Specific Flood Risk Assessment outlined in the Planning Practice Guidance which are as follows.

The objectives of a site specific flood risk assessment are to establish:

- *Whether a proposed development is likely to be affected by current or future flooding from any source*

Although there is some risk of the building flooding, given the proximity to water courses, the floor level of the extension is the same as the existing extension which has not been to be considered to be at risk of significant flooding.

- *Whether it will increase flood risk elsewhere*

The planning application relates to the extension of existing buildings with no exterior alterations which could affect the flow of any flood waters which may occur in the area.

- *Whether the measures proposed to deal with these effects and risks are appropriate*

No measures will be necessary as flood flow/ capacity will not be effected by these existing buildings

- *The evidence of the local planning authority to apply(if necessary) the Sequential Test and;*

Not necessary – this is a minor development

- *whether the development will be safe and pass the exception test, if applicable*

Not applicable.

The floor level of the existing extension would be at the same level as the proposed extension and the means of escape would be at the same level leading to no greater risk than exists at present.

Furthermore, measures of mitigation would be promoted by ensuring where possible all electrical equipment would be at or above worktop height.

Summary:

This simple two storey extension has been designed to blend in with the existing building and its location on the rear of the building will ensure it does not detract from the visual amenity of the conservation area.



Rear elevation – location of the two storey extension.