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REPLACEMENT DWELLING
at
COOMBE DOWN FARM COTTAGES
BRIDPORT ROAD
BEAMINSTER
DT8 3LZ,
For
Mr & Mrs G Wood

DESIGN & ACCESS STATEMENT

18-191-DAS

This statement accompanies the planning application for the above, in conjunction with the scheme drawings 18/191/100, 101, 102, 103, 104, 109, 10 & 11 we set out below our considerations whilst assessing and preparing the application for the proposed development.

This planning application seeks consent to demolish a pair of semi-detached houses and replace them with a two storey dwelling. Policy HOUS6 – Replacement Dwellings - of the West Dorset, Weymouth and Portland local plan, supports the replacement of dwellings.

The existing dwellings are of poor quality design, thermally inefficient and are showing signs of deterioration in the fabric and structure of the buildings.

Use:

The replacement of two dwellings to provide a new a single residential unit.

Amount:

The main living area will cover 340m² with two storeys.

Layout/Access:

It is proposed to move the location of the house to the east which will allow the building to be set into the rising ground to the north west of the site and take advantage of the mature tree screening on the higher ground. Access will be gained off the existing farm track with covered car parking to the rear of the site.

Scale:

The building will be two storeys with a shallow pitched roof. The rising ground will allow much of the bulk of the building to be set into the slope which will reduce the mass and bulk of the building.

Landscaping:

The site is located in the West Dorset Area of Outstanding Natural Beauty in a remote rural location. A public footpath runs across the northern side of the site but is within a heavily wooded sunken area restricting views of the building. There is the potential for extensive tree planting to both the north and south, east sides of the site which will merge with the existing mature trees on the higher ground to the west, forming an enclosure and restricting open views of the site from the wider area.

Overall the impact of the development on the landscape will not only be tempered by good design and landscape planting but the removal of the existing buildings.

Appearance:

The building is proposed to have a natural stone plinth with natural finish vertical timber cladding above and a profiled sheet steel roof. Much of the glazing will be inset with a roof overhang reducing the visual impact of the glass.

Statement of Heritage Significance.

The site is not located close to any recognised heritage assets being some 200m from Coombe Down Farm which is a grade II Listed building separated by significant woodland. The dwellings which will be demolished are of no heritage significance.

Summary:

This replacement dwelling is supported by planning policies and has been designed to minimise the impact on the protected landscape by combining the construction of the building into the hillside, the use of sympathetic natural materials and extensive landscape planting.