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**DESIGN AND ACCESSIBILITY**

**BADGERS CLIFF, THE RIDGEWAY, WEYMOUTH, DT3 5QQ**

**CHANGE OF USE OF ANCILLARY ACCOMMODATION TO A SELF-CONTAINED DWELLING**

**Statement compiled by & date**

N.A.Williams – 30.10.2020

N.A.Williams Building Consultancy Limited

1. **PLANNING HISTORY AND THE PROPOSAL SITE**
   * 1. There have been six previous Planning applications for the proposal site and these are described below;

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| **Planning reference** | **Description** | **Decision and date** |
| 98/00102/FUL | Alterations and extensions to erect a Garage | Approved  28.05.1998 |
| 05/00594/FUL | Roof alterations and installation of 3 dormers | Approved  26.10.2005 |
| WP/14/01058/FUL | Construct a single-storey dwelling for family use and to the benefit of the existing property | Refused  03.03.2015 |
| WP/15/00563/FUL | Construct a single-storey dwelling for family use and to the benefit of the existing property | Approved  01.10.2015 |
| WP/16/00279/NMA | Material change from double-glazed timber to PVC-u | Approved  25.05.2016 |
| WP/15/00563/FUL | Request for compliance of condition 3 | Approved  22.09.2016 |

* + 1. The site is located to the north-east of Ridgeway House, North of Dorchester Road. Badgers Cliff being a single detached three storey dwelling. The site is within the ownership of our Client, but this is marginally outside the original dwelling curtilage. Part of the site is within the Upwey Conservation Area, adjacent to a Site of Special Scientific Interest (Upwey quarries SSSI) and the Area of Outstanding Natural Beauty (AONB). **The location of the annex lies only 7 metres outside the Defined Development Boundary.**

The site is within the South Dorset Escarpment LCA Upwey Conservation Area.

Upwey is located at the head of the River Wey, which runs southwards from the foot of the Ridgeway escarpment. It is a linear settlement, extending for approximately one mile along the floor of the narrow, wellwooded valley. Farmland and tree belts on the upper slopes of the eastern side of the valley create a distinct visual and physical separation between the village and the ribbon of suburban development along the Dorchester Road.

The heavily wooded western slopes of the upper Wey Valley also emphasise the rural character of the Conservation Area. The settlement can be divided into three distinct areas: firstly the area around the C15th Church of St Lawrence and the Victorian School (now a community hall); secondly Elwell street (mainly C19th buildings) and the Roman Road; and thirdly the area around the C17th Upwey Manor extending into Stottingway Street. Although each is distinct, they are strongly linked and characterised by the sense of enclosure created by the valley slopes, the river, tree belts high stone walls, and common use of the local stone building materials. In between these "core" areas can be found small groups of individual buildings separated by countryside, which extends down to Church Street.

These "gaps" are an important and integral part of the Upwey Conservation Area and establish its essentially rural character. Many of the buildings within the Conservation Area are included in the statutory list of buildings of architectural or historic importance. Common use of the local Ridgeway Limestone in the construction of buildings and walls, and slate or thatch for roofing materials creates a sense of harmony so that, with few exceptions, even those buildings that are not listed make a significant contribution to the architectural character of the area.

The wooded valley slopes and numerous mature trees within the village create an impressive setting for the buildings, and it is important, therefore, that they be retained. Similarly, the open area of fields between Upwey and the Dorchester Road and the open nature of the high scarp face to the north are essential to preserving the individual, rural charm of the valley settlement.

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| **2.0.** | **THE PROPOSED WORKS** |
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| 2.0.1  2.0.2  2.0.3  2.0.4  2.0.5 | The proposal seeks approval for the proposed change of use of the current dwelling, from an ancillary use to the main dwelling to a fully self-contained dwelling. This could if so desired on the part of our Client, be sold on the open market separate to that of Badgers Cliff and not as part of that sale as would currently prevail  As previously qualified above, this proposal seeks only for the change of use from an ancillary use to the main dwelling, to that of a fully self-contained dwelling independent in all ways from Badgers Cliff. Other than this change of use, there will be no change to the internal plan layout or the external façade. To this respect, the perceived impact of the proposed dwelling has already been fully considered and approved by the Planning Department, and as a result constructed in full compliance with “as approved” Planning drawings (albeit with approved Non- Material amendment to the windows)  **Five - year housing supply**  The requirement to maintain a supply of deliverable sites to cover the five- year period is derived from national policy. For the joint Local Plan area and for the period 2018- 2023, this supply requirement has been calculated as 5,612 dwellings equivalent to 1,122 dwellings per year. This is reduced from the previous year due to the implementation of the Housing Delivery Test which has reduced the buffer placed on the housing requirement from 20% to 5%.  The supply of deliverable sites that can be counted as being part of the five-year supply for the 2018 to 2023 period is set out in Figure 3.8. After the application of the relevant discounts, the total number of deliverable sites is estimated at 5,479 dwellings. This supply calculation is based on the most up-to-date information available as at 1st April 2018.  For the period 2018 to 2023, **the councils do not have sufficient supply to meet the**  **five-year supply requirement as required by national policy. The councils can only demonstrate a supply of deliverable sites equivalent to 4.88 years as shown in Figure 4.1.**  The revised position has taken into account the new monitoring information that has become available for the 2017 / 18 monitoring year. It shows a slight worsening of the situation from the previous year mainly due to the tougher deliverable test now included within the National Planning Policy framework.  The Planning Department through the previously approved Planning application reference WP/15/00563/FUL have **already accepted that the structure as it exists is a dwelling.** The as built plan layout and façade being such that the structure could already function as a fully self-contained dwelling, with no reliance on Badgers Cliff.  West Dorset, Weymouth and Portland Current Adopted Local Plan policy SUS3 allows for adaptation and re-use of Buildings where outside a Defined Development boundary.  This states that open market housing would be acceptable as long as the building was in existence in 2011. It is recognised that the dwelling proposed to be self-contained was constructed in 2016.  However, it is recognised on the part of the Planning Department and the author of this report, that the specific date of 2011 was primarily introduced so that buildings approved through the Planning process as agricultural, could not be converted to dwellings in full compliance with Local and National Planning policy **in locations at a later stage, that would otherwise not support a residential dwelling when assessed against Planning policy**. **The structure exists as a dwelling, and will require no material alteration to remain as such.**  The proposal if located **only 7m more to the West** would be within the Defined Development boundary and Policy SUS3 would not be considered and the dwelling would fully accord with Policy SUS2-Distribution of Development |
| **3.0.** | **CAR PARKING** |
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| 3.0.1 | **COM 9- PARKING STANDARDS WITHIN NEW DEVELOPMENT**  As is evident on the proposed site plan (which is the existing site plan layout) there is already sufficient off - road parking, turning area and a dedicated driveway to the dwelling.  The amount of car parking to be provided has been assessed under the methodology set out in the Bournemouth, Poole & Dorset Residential Car Parking Study, taking account of the following factors:  • Levels of local accessibility;  • Historic and forecast car ownership levels;  • The size, type, tenure and location of the dwellings;  • The appropriate mix of parking types (e.g. unallocated, on-street, visitor etc). |
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|  | Appraisal of the Bournemouth, Poole and Dorset Residential Car Survey (May 2011) confirms the following relevant to the proposal site;  The purpose of the document is to ensure that parking provision in new residential developments, both market and affordable, is designed to meet expected demand in such a way as to ensure the most efficient use of space and the best urban design.  The document provides guidance on the optimum level of car parking for any given residential development and the results will inform any discussions with both Highways Development Control Engineers at Dorset County Council and with the Planning Officers at the relevant District or Borough Authority.  The parking **guidance** for developments of 5 dwellings or less allows for a provision of **2no off road parking spaces for houses with up to four bedrooms. The proposal will allow for this.** |
| 3.0.2 | As exists already the existing vehicular access serving Badgers Cliff and the detached dwelling will be retained. An existing vehicular access track leading to the detached dwelling will also be reutilised. |
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| **4.0.** | **TECHNICAL HOUSING STANDARDS –**  **NATIONALLY DESCRIBED SPACE STANDARD (MARCH 2015)** |
|  | **New housing should meet and where possible exceed appropriate minimum space standards**  **This section will confirm the existing dwelling’s compliance with this standard, without any extensions or modifications being required.**  This standard deals with internal space within new dwellings and are suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.  Minimum floor areas and room widths for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.  The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls1 that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m2)  **Technical requirements 10.**  The standard requires that:  a) The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1  Number of Bedrooms : 2no  Number of bed spaces (persons) : 3 persons  Minimum gross internal area for one storey: 61.00m2  Actual gross internal area : 63.90m2  b) a dwelling with two or more bed-spaces has at least one double (or twin) bedroom  This will be the case  c. in order to provide one bed space, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide  Bedroom 1: 3.10 m width x 2.90 m depth (8.99m2)  Bedroom 2: 3.10m width x 2.50 m depth (7.75m2)  d. in order to provide two bed spaces, a double (or twin bedroom) has a floor area of at least 11.5m2  Refer to c) above  e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide  Refer to c) above  f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)  No headroom less than 1.50m throughout  g) any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all  Not applicable throughout. |
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