

DESIGN, ACCESS & ENERGY STATEMENT

PLANNING APPLICATION FOR REPLACEMENT ANNEXE.

NEW CLOSE COTTAGE, STON EASTON, SOMERSET, BA34DH.

Introduction:

The application is for the demolition of the existing building which already has approved planning to be a granny annexe.

Planning approval No. 001754/003 was approved 9th June 2008 for alterations and extension to garage to provide granny annexe with the following conditions:

Proposal: Alterations and extension to existing garage to provide granny annexe
Location: New Close Cottage Ston Easton Bath BA3 4DH
Parish: Ston Easton

REASON FOR APPROVAL

CONDITIONS ATTACHED TO PERMISSION AND REASONS THEREFORE

This proposal complies with all the relevant provisions of the Local Development Plan, namely Saved Policies S1 and Q1 of the Mendip District Local Plan (adopted December 2002).

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004 and to avoid the accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as New Close Cottage, Ston Easton and shall not be occupied as a separate dwelling unit.

Reason: The accommodation hereby approved is of no economic benefit and is not capable of independent occupation without it having an adverse impact on the amenities of existing or future residential occupiers and being prejudicial to highway safety through a lack of a suitable access and sufficient parking provision having regard for Policies S1, Q1 and Q3 of the Mendip District Local Plan 2002.

3. All external walling and roofing materials to be used shall match those of the existing building (natural stone on the single storey element and render on the two storey element) in respect of type, size, colour, pointing, coursing, jointing, profile and texture, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development and its impact on the character and appearance of the area, having regard to the provisions of Saved Policy Q1 of the Mendip District Local Plan 2002

Works have commenced on the approved application but now circumstances have changed for the use of the building with elderly parents needing a ground floor only building for ease of use and care.

Proposals:

The proposal is to demolish the existing structures and erect a new single storey annexe building with all facilities on the ground floor.

Amount:

The site has an area of approximately 850m².

The proposal is for a 1No. single storey building to be used as an annexe for elderly family members.

Layout:

The position of the building has been set so that it sits partly over the footprint of the existing buildings / approved annexe.

An open plan kitchen / dining lounge area will be provided along with purposely sized bedroom to allow for a double bed and access to all sides for home help. A wet floor bathroom will be provided. Full 1500mm diameter wheel chair turning areas are provided throughout the ground floor.

Appearance:

The design and finish of the building will be so that it can sit within the countryside and show a sympathetic finish to suit the surrounding buildings and landscape.

Materials to be used on the development will include:

- Tiles to the roof.
- Natural stone walling and timber boarding to walls.
- Grey coloured powder coated aluminium windows and doors.
- Black round rain water goods.

Landscaping:

The proposed site has existing natural hedge lines and boundary walls. These are all to be retained.

Areas of garden are to be landscaped by the owner.

External lighting to the dwelling will be low energy with timers to limit the amount of time the lighting is on to prevent light pollution to the landscape.

Access & Parking:

The access to the site is existing and remains unchanged.

Parking for the site remains unchanged as all existing and approved.

Services:

The site already has drainage, water, electricity and telephone supplies.

Storm & Foul Drainage Statement:

According to the Environment Agency records, it is indicated that the application site lies in a Flood Zone 1, an area designated with the lowest risk of flooding and as such, it is not necessary to provide a flood risk assessment.

Flood map for planning

Your reference	Location (easting/northing)	Created
Carter	362331/153418	24 Feb 2022 12:21

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

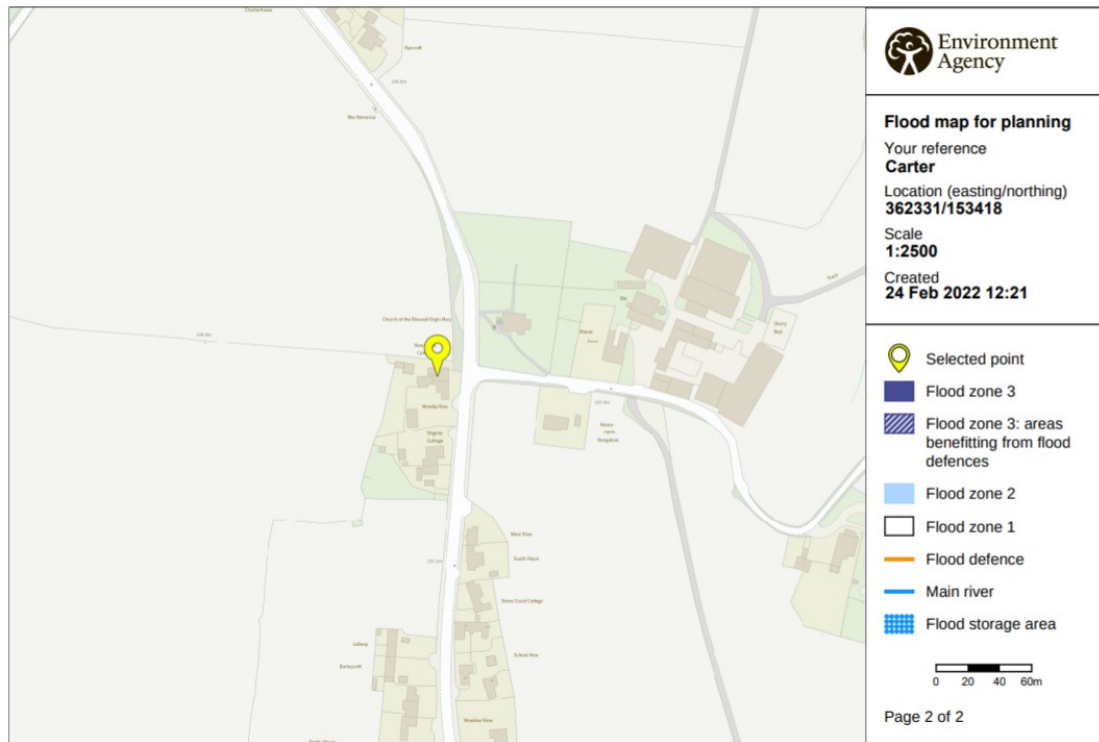
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Any hard surfacing should be kept to a minimum for the development and permeable surfacing will be used wherever practical. This relates to paved areas where water can be allowed to pass through the surface. Typically, the hard surfaced areas such as the driveway, turning areas, paths and patio will use permeable paving.

The site already has a number of existing buildings and hard standing areas so the new work will provide minimal surface water than that existing.

Any excess stormwater will be piped to soakaways, which will be subject to porosity testing as outlined in BSEN752-4 or BRE Digest 365 and subject to Building Regulations approval.

It is not considered that the proposed development will cause any flooding issues to the site or surrounding area.

The existing house and approved annexe all connects to the existing septic tank and that will be the case for the replacement annexe.

Summary:

The site already has planning approval for a detached annexe.

The proposal is to create a single storey purpose made annexe suitable for elderly use with all facilities on the ground floor rather than the approved scheme with a first floor as part of the design.

The appearance will be a single storey structure finished with natural stone and timber materials rather than a two storey rendered structure.

The build will be to modern standards with air source heat pump and PV panels providing low cost living.

1.0 ENERGY EFFICIENCY STATEMENT

(a) Location and Orientation

1.1 The layout of the dwelling is to as set out on proposed site plan.

1.1.1 The orientation has been laid out to match that of existing structures on site.

(b) Embodied Energy

1.2 Recycled crushed concrete / hardcore will be used in the over site layer and surrounding hard standing areas as well as the access drive.

(c) Day to Day Energy Requirements

1.3 The building construction will be designed to meet Building Regulations Part L1A, Conservation of fuel and power.

The annexe will be insulated above the local authority's requirements and use energy efficient lighting to a standard as required by Building control.

A full SAP calculation will be provided at Building Regulation stage which will provide an energy efficient rating.

1.4 It is proposed to provide heating and hot water for the new dwelling by means of an air source heat pump and PV panels, all fitted to meet current building regulations.

1.5 Dual flush, low energy flush systems will be provided to the wc cisterns. A short flush model will use approximately 2.5 litres and a long flush will use approximately 4 litres. This will provide a saving in the amount of water being used within the dwelling.

1.6 Water butts are to be connected to down pipes to recycle the rain water and be used for external garden use.

- 1.7 The water butts will have an over flow pipe which is to be connected into a new soak away to prevent any flooding.
- 1.8 The design of the building will allow for PV Panels to be fitted. The use of renewable energy features such as air source heat pumps is to be allowed for in the design.