

DESIGN & ACCESS STATEMENT
TO ACCOMPANY A 'HOUSEHOLDER PLANNING APPLICATION'

FOR

THE ERECTION OF A REPLACEMENT SINGLE STOREY SIDE EXTENSION AND
REPLACEMENT PORCH STRUCTURE WITH ASSOCIATED WORKS

AT:

THE CARHOUSE
CHEWTON FIELDS
STON EASTON
RADSTOCK
BA3 4BX

EASTING: 361340

NORTHING: 153690

FEBRUARY 2022

DESIGN & ACCESS STATEMENT

This statement has been prepared to demonstrate that this scheme has been designed to create a high-quality proposal, which is both practical and aesthetically pleasing. The statement illustrates the process that has led to the development proposal, and to explain the design approach adopted.

This statement has been set out as suggested in the publication entitled 'Design and access statements – how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the Government circular 'Guidance on changes to the development control system' which became effective from 10th August 2006.

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1.0 Introduction

1.1 Ian S Ford Building Surveying and Planning Ltd have been instructed by Mr Duncan & Mrs Jane Green (referred to herein as ‘the applicants’), to prepare and submit a ‘Householder Planning Application’ for:

The erection of a replacement single storey side extension and replacement porch structure with associated works

For avoidance of doubt the works include:

The demolition of an existing single storey side (west) element referred to as a sun room on the existing drawings,

The demolition of the existing porch to the principal (southern) elevation,

The erection of a replacement single storey side (west) extension,

The provision of replacement porch to the principal (southern) elevation, and

Associated works.

The site is known as The Carhouse, Chewton Fields, Ston Easton, Radstock, BA3 4BX.

1.2 The property is a substantial two storey detached dwelling sat within a large plot and is afforded an attached double garage. The property is approached by a private drive with private lawns and gardens to the north and south of the dwelling.

1.3 It is understood that the property stands as it was originally constructed in the early 2000s.

1.4 This statement should be read in conjunction with the submitted supporting documents as follows:

Completed application forms,

Completed CIL forms, and

Drawings 1945/21/001 & 1945/21/101.

2.0 Planning History and Policy

2.1 Having reviewed Mendip District Council's planning website, it is confirmed that the property known as 'The Carthouse' has no recent planning history other than the consent that granted permission for the erection of the dwelling in the first instance. This was 023262/020 which granted consent for the erection of the farmhouse on 5th may 2000.

2.2 For confirmation the site is located outside of:

The Bristol and Bath Green Belt,

The Mendip Hills Area of Outstanding Natural Beauty (AONB),

Any settlement boundary,

Any nature conservation area such as Site of Special Scientific Interest (SSSI) or special Area of Conservation (SAC),

An area of high archaeological value, and

A Flood Zone.

2.3 The dwelling is also not a Listed Building, nor does it form part of the curtilage of a Listed Building.

2.4 The site does also not include any trees with Tree Preservation Orders (TPOs).

3.0 Use

3.1 This application is for the erection of domestic extensions to a domestic property on domestic land. The proposal does therefore not seek a change of use.

4.0 Amount

4.1 The application site area is outlined in red on drawing 1945-21-001 and totals 5400m². The area outlined in red forms the extent of the existing domestic curtilage which will not be altered by the proposal.

5.0 Layout

5.1 The proposed layout of the proposal has been dictated by the existing site formation and internal layout of the dwelling. The proposal therefore retains the existing site and internal layouts.

6.0 Scale

6.1 The scale of the proposed single storey rear extension and new roof structure and lean-are considered to be acceptable. This is due to the floor area only marginally increasing by 13m² which equates to less than a 5% increase.

6.2 The proposed ridge height increases by less than 1750mm and has been kept to the minimum necessary to permit a clay double roman tile roof to match the main house.

6.3 In conclusion the scale of the proposal is considered to be acceptable within the context of the site, and the existing dwelling.

7.0 Landscaping

7.1 The proposed scheme doesn't include any new landscaping other than amendments to the existing paving to the perimeter of the proposed extension. It is suggested that no further landscaping is necessary.

8.0 Appearance

8.1 The materials palette of the proposed scheme has been designed to be in keeping to the original dwelling. This includes rendered walls, clay double roman tile roof coverings, and UPVC rainwater goods.

9.0 Access – vehicular and inclusive

9.1 The proposed scheme makes no amendment to the existing access to the highway. The proposal also doesn't include any amendments to the existing parking area which affords sufficient space for parking four cars.

9.2 Internally, the proposed ground floor has one level throughout and this level is carried through to the proposed extensions. The proposed ground floor plan would therefore be suited for an ambulant disabled occupant.

9.3 Whilst the principal external door is accessed via a step, there is sufficient space to permit the provision of a ramp should it be required in the future.

10.0 Ecology

10.1 The application is not supported by an ecology report. This is because one is not deemed necessary in this instance given:

The side element to be demolished has a glazed roof affording no voids for bats, and

The existing porch to be replaced is less than 2m² in size and is vaulted internally so doesn't afford any voids for bats.

11.0 Conclusion

11.1 The design of the proposal has been sensitively developed to ensure that the proposed scheme sits comfortably within its setting.

11.2 The proposal is also sympathetic in its form and scale to the original dwelling.

11.3 The proposal will provide more useable and practical accommodation as the current sun room with a glazed roof is either too hot in summer or too cold to use in winter.

11.4 With consideration of the above points, it suggested that 'Householder Planning Permission' ought to be granted.

12.0 Declaration



12.1 Signe [Redacted] Dated 14th February 2022

Luke Ford BSc (Hons) MRICS
Chartered Building Surveyor
On behalf of Ian S Ford Building Surveying and Planning Ltd.