

DESIGN AND ACCESS STATEMENT

Construction of single storey extension and porch, internal reconfiguration of existing dormer bungalow and enlargement of its domestic curtilage

Ferndale, Hittisleigh, Exeter EX6 6LL



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Introduction

This Design and Access Statement provides supporting evidence for a Householder Planning Application to construct a single storey extension to provide a large open plan kitchen, dining and sitting area at the property Ferndale. The proposals include removal of the existing porch and the blocking up of the existing front and back doors enabling remodelling of the internal floor layout to provide an ensuite bathroom and full flight of stairs to the already converted first floor. Currently there is a spiral staircase to access the upstairs bedrooms which is awkward and ill-positioned within the house. At first floor level the building is inadequately insulated, and the applicant is keen to address these issues as part of the building process. Finally, the proposals are to increase the amenity space attached with the dwelling in order to provide an allotment area for the growing of fruit and vegetables for the occupant's own use. Fruit trees will be planted on the remaining part of the agricultural land in order to supplement fruit grown in this area. This and the planting of a beech hedge will more than meet the net biodiversity gain requirements for the scheme of this type.

Location

Ferndale is located in a rural location on the periphery of the sprawling village of Hittisleigh, between the central part of the village and the nearby village of Spreyton.

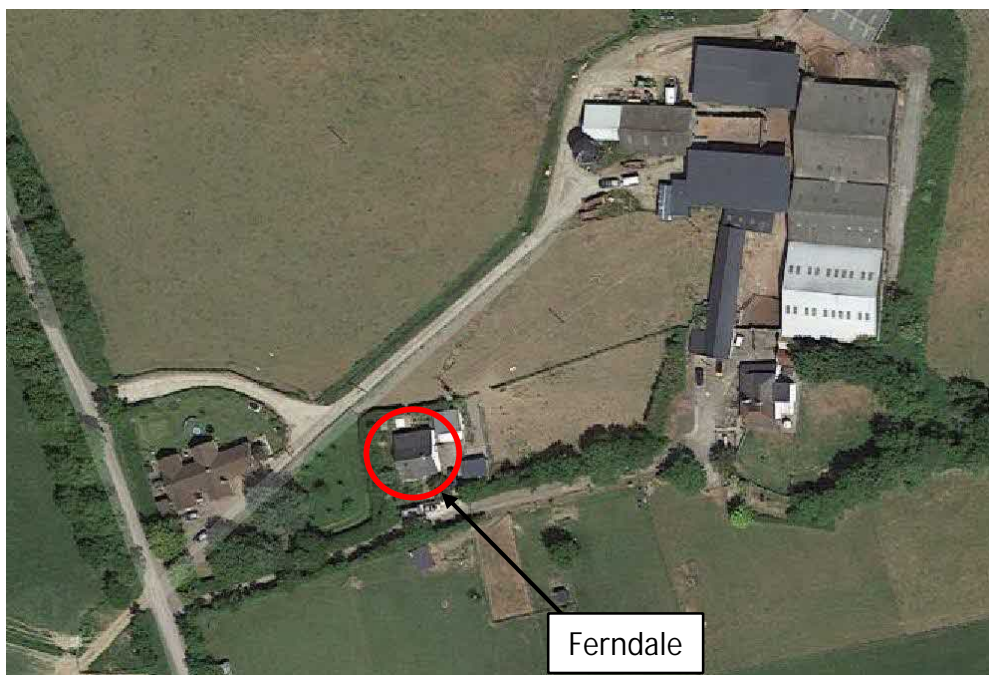


Image reproduced from Google Earth April 2022

The nearest neighbouring property is a bungalow of much larger footprint and there is also a two-storey property located further along the private drive. The bungalow is occupied by the family running the adjacent farm. As is shown by the ariel photograph above the changes regarding the amenity space is in-keeping with the two neighbouring properties and would keep the domestic curtilage within a corridor west and to east. The land is not of prime agricultural quality and its size and location mean it has very little alternative uses other than being rented to the neighbouring farmer for grass-keep. The planting of fruit trees will be of greater biodiversity benefit and more inline with this section of land to the south of the farm buildings.

Justification of Design

The existing bungalow is typical, both in design and construction, of a property of this age and type. There are four rooms all of a similar size accessed from the central corridor, two bedrooms and two reception rooms, the kitchen and utility are housed in the long and narrow, later addition at the rear of the property. Generally, this layout is not suited to modern open-plan living and the applicant is keen to construct a large, open-plan area with patio doors facing out on to the garden and the view beyond. The proposed external works to the existing bungalow will not change the aesthetics of the building greatly and will provide a much-improved interior layout. It will also give the applicant the opportunity to improve the buildings insulation, making the property more energy efficient and reduce its future energy consumption.

The ridge height of the proposed extension is lower than the existing roof and is therefore neither imposing nor obtrusive for the two neighbouring properties. The proposed materials are to match the existing property, smooth rendered walls and natural slates for the roof. The property currently has double glazed uPVC windows and doors, it is proposed that these will stay with new uPVC double glazed units of the same colour and style being fitted into new openings as shown on the drawings included with this application.

Policy Context

The proposed extension is not considered excess in its size or proportions. The proposed covered but open-sided porch breaks up the south elevation so that there is not a long expanse of rendered wall on this principal elevation.

The proposed changes to the property are supported by Mid Devon's Adopted Local Plan policy DM11 Residential extensions and ancillary development. The proposals meet all three of the criteria set out by this policy as detailed below:

"Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;
- b) Will not result in over-development of the dwelling curtilage; and
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties."

Flood Risk

The property is not located within a flood risk area.

Ecology and Landscaping

The proposals will have no significant impact on the surrounding landscape or ecology. It will have no impact on any trees, hedges or plants. As part of the scheme in order to provide a net biodiversity gain it is proposed that a beech hedge is planted along the existing boundary as shown on the block plan; it will be a total of 40m long. It is also planned to plant a minimum of 6 in no. fruit trees in the area beyond the garden. It is proposed that the area between the formal garden and these trees is incorporated within the domestic curtilage of the house, as explained above, the applicant would like to use this area for the growing of fruit and vegetables.

An ecology survey was undertaken on 19th April 2022 by Redstone Ecology, with evidence of bats being established in the existing roof space of the existing property. As detailed in the full report, prior to the start of the proposed works, three bat boxes and three bird boxes will be affixed to mature trees within the hedgerow of the garden. On completion of the extension's construction a woodcrete bat box will be installed on the eastern gable end of the bungalow as close to the eaves as possible.

Access and Parking

The number of parking spaces will be reduced from four to two as detailed on the accompanying block plan.

Surface and Foul Drainage

The foulwater discharges to a septic tank located in the adjacent field and the surface water runs to a soakaway. Neither the surface or foul drainage will be changed by the proposals, with all connections taking place to existing drainage pipes.

Conclusion

The construction of a new extension and the remodelling of the existing bungalow, most notably the improvement to the internal staircase and the creation of the open-plan kitchen/dining area, will ensure that the dwelling is more suited to contemporary living. The improvements will also mean that the building will more energy efficient and will comply with modern Building Regulations, especially important as it is considered that the dormer extension was most probably undertaken without building control approval.

The design is inoffensive and in-keeping with neighbouring properties, overall the building is not changing dramatically from its existing design. The roof structure of the main part of the house is to remain as it is and the proposed roof of the extension has a much lower ridge height. The new windows will be of the same type and style as the existing uPVC double glazed units. We therefore respectfully ask that Mid Devon District Council considers approving this scheme.

Appendix A – Photographs of the Existing Property

South Elevation



North Elevation



West Elevation



East Elevation

