

23.10.2022

Our ref: 0167/DOC/01

PP-11640662: 01 Springfield, Norton St Philip
Design Statement

Introduction:

This document has been produced following planning approval granted on July 30th 2018 concerning the address above. Please see application number 2018/1851/HSE. The consented scheme was completed in 2020.

The subject of this application is minor revision to the garage outbuilding which has planning consent to be enlarged and re-roofed (2018/1851/HSE). It is proposed to lift the eaves, reduce the pitch and separate the 'use' from the main dwelling to provide annex accommodation for a relative.

Design:

The proposal does not alter the consented GEA, it does however marginally increase the volume to provide extra headroom within the eaves. The entrance threshold facing east is increased in width, the north facing opening has been omitted, roof lights are proposed on the northern slope and timber cladding is proposed above the line of existing masonry to be retained which will form a strong relationship with the host dwelling.

Planning Policy:

The proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with Policy DP1 and DP7 of the adopted Local Plan Part 1 and Part 12 of the National Planning Policy Framework

Given the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal accords with Policy DP7 and Part 12 of the National Planning Policy Framework.

The means of access and parking arrangements are acceptable and maintain highway safety standards. The proposal accords with Policy DP9 and DP10 of the adopted Local Plan and Part 9 of the National Planning Policy Framework.

The proposal, by reason of its design, scale and layout would be in keeping with its immediate surroundings. The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users. The means of access and parking arrangements meet the required safety standards and will ensure the free flow of traffic on the highway.

Summary:

In accordance with the 2018 planning approval, we consider the minor amendments appropriate and acceptable in planning terms and core strategy policies. The scheme maintains appropriate levels of privacy, outlook and natural light. It does not cause significant harm to the amenities of existing or proposed occupiers of, or visitors to, residential or other sensitive premises by reason of loss of light, increased noise, smell, overlooking, traffic or other disturbance and allows the provision of adequate and usable private or communal amenity space and defensible space. We therefore seek the Local Planning Departments support in delivering the revised proposal.

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