



Planning, Design and Access Statement

Subdivision of dwelling to form two dwellings

At

**Lake Farm
Stockleigh Pomeroy
Crediton
EX17 4AY**

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Introduction

This Planning supporting statement has been prepared by XL Planning, to accompany a full planning application for the subdivision of Lake Farm, Stockleigh Pomeroy, Crediton, EX17 4AY to form two dwellings.

The proposal is to subdivide the property to enable to the eastern end of the property to become a separate dwelling. There are no external changes to the dwelling, only internal rearrangement of the spaces within the building. The proposed development will provide one, three bedroom dwelling, encompassing all the key amenities and facilities for a family home to provide a high-quality standard of residential amenity, leaving the western side to be a five bedroom dwelling.

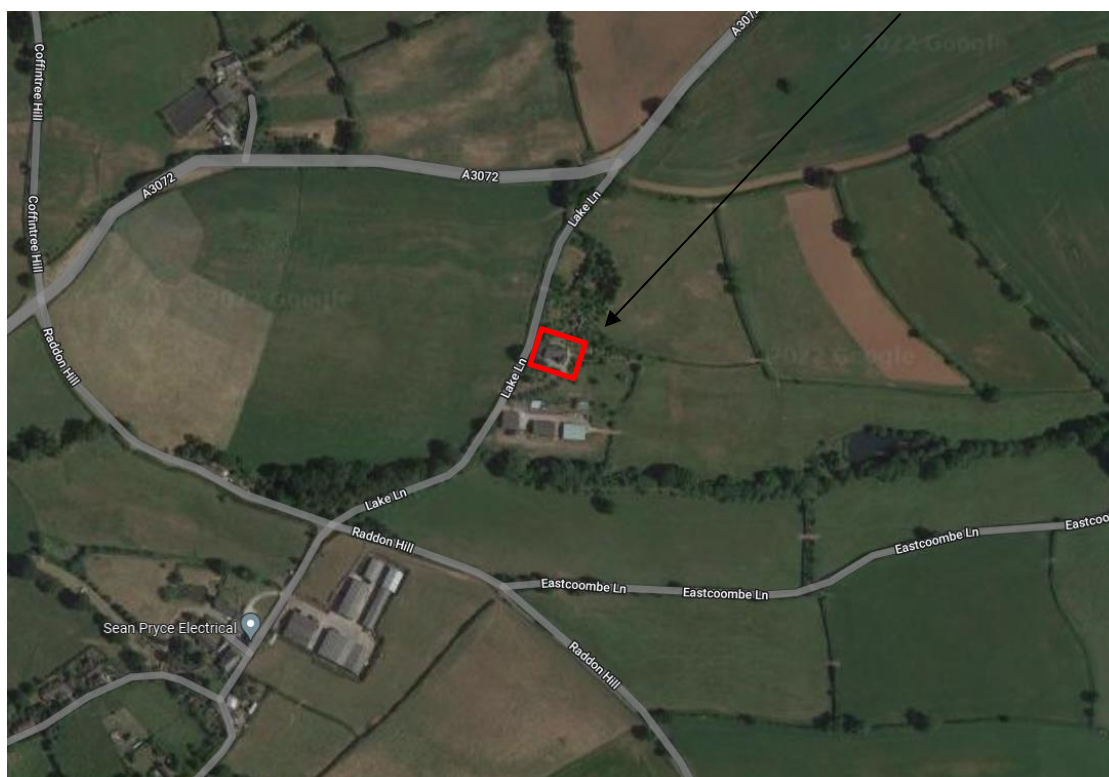
This document will outline the site location, planning history for the site, and the relevant planning policy framework, before justifying the design, access and other material planning considerations for this proposal.

Overall, it is considered that the proposed development at Lake Farm represents an appropriate form of development in this location that is supported by National planning policies. The building is already in existence and can provide all the amenities required for two modern dwellings.

Site and Surrounding Area

Lake Farm is located in the countryside, approximately 6.5km to the north east of Crediton. It is accessed from Lake Lane, from the A3072 between Stockleigh Pomeroy and Crediton. The location is distinctly rural in its nature with the surrounding area predominately farm landscape interspersed with small pockets of development, mostly farmsteads and associated buildings. Lake Farm itself is a large former farmhouse with extensive estate land and outbuildings.

Site Location



(Image extracted from Google Maps 2022)

The existing dwelling is a 5 bedroom detached farmhouse with a two storey, three bedroom attached annexe/cottage, which has been rented out on an assured shorthold tenancy until very recently. This effectively has meant that the dwelling has been in use as two separate dwellings without permission, for some time.

Planning permission was granted in 1998 for the erection of a two storey extension and single storey extension and the change of use of agricultural land to extend the residential curtilage. This permission was built and the two storey element is now the subject of this application. The extension was used as a cottage/annexe and rented out until recently. This application effectively alters the layout of the cottage/annexe and the main dwelling to allow for two larger dwellings to be utilised within the existing fabric of the house.

Lake Farm House sits higher in the land holding than the agricultural buildings to the south. The land drops away to the south and east of the house and current planning application

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site. The house has been modified over the years. It is a substantial building providing a high level of accommodation.

The internal arrangements of the property, including those within the extension allow for this eastern section of the building to be subdivided from the remainder of the dwelling.

The gardens and additional land associated with Lake Farm are private and secluded. There is no public access through the land belonging to Lake Farm. The garden and land closest to the house is a mix of grassed areas and landscaping with trees and hedges. There is an abundance of sections of hedgerows within the wider land holding which is farmland. The subdivision of the house to form two dwellings, would not have an adverse impact on the character or appearance of the buildings at Lake Farm and would sit comfortably within the rural location without detriment to the visual amenity of the area or the biodiversity of the location.

Planning History

Having researched the Mid Devon District Council website, the following planning history is available for the application site:

Date	Type of Application	Decision	Reference
1998	Erection of a two storey extension and single storey extension and the change of use of agricultural land to extend the residential curtilage.	Approved	98/01278/FULL

Policy Context

The following section of this statement highlights the current national and local planning policies relevant for the determination of the proposal.

National Policy

The revised National Planning Policy Framework was published in February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This revised framework replaces the previous version of the NPPF published 2018,

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with a presumption in favour of sustainable development remaining at the heart, under paragraph 11.

Paragraph 79 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless the circumstances set out apply. One of these include the development involving the subdivision of an existing residential dwelling.

Furthermore, paragraph 118 encourages planning policies and decisions to promote and support the development of under-utilised land and buildings.

Under chapter 12 of the revised NPPF 'Achieving well-designed places', paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

Local Policy

Mid Devon District Council adopted their Local Plan in July 2020, it is referred to as the Mid Devon Local Plan Review 2013-2033. The most relevant policies within this Local Plan are:

- S9 Environment,
- S14 Countryside,
- DM1 High Quality Design,
- DM5 Parking,
- DM9 Conversion of rural buildings
- DM12 Housing Standards

S9 Environment

As a criteria-based policy it requires development is required to sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate changes through various means, including:

- a) High quality sustainable design which reinforces the character and distinctiveness of mid Devon's historic built environment, mitigates and adapts to change and creates attractive places;*
- e) the preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified in landscape character areas.*

S14 Countryside

Development outside the settlements defined by Policies S10-S13 will preserve and where possible enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Detailed development managements policies will permit agricultural and other appropriate rural uses, subject to the following criteria: (relevant criteria included below):

- a) residential conversion of appropriate existing buildings;*
- c) appropriately scaled and designed extensions and other physical alterations to existing buildings;*

DM1 High Quality Design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;*
- b) Efficient and effective use of the site, having regard to criterion (a);*

- c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;*
- d) Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;*
- e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:
 - i) Architecture;*
 - ii) Siting, layout, scale and massing;*
 - iii) Orientation and fenestration;*
 - iv) Materials, landscaping and green infrastructure**
- f) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available.*

DM5 Parking

Development must provide an appropriate level of parking, taking into account the accessibility of the site, the availability of public transport and the type, mix and use of development. For C3 residential use the minimum car parking standard is 1.7 spaces per dwelling.

DM12 Housing Standards

New housing development should be designed to deliver:

- a) adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;*
- b) suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space standard with external space for recycling, refuse and cycle storage;*
- c) Private amenity space that reflects the size, location, floorspace and orientation of the property; and*
- d) on sites of 10 houses or more the provision of 30% of dwellings built to level “ of Building Regulations Part M ‘ access to and use of dwellings’. Taking into account the above national and local planning policies, the proposed development is considered to fall within this policy framework.*

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The principle of the subdivision of Lake Farm to form two dwellings is established and supported by the NPPF. The remainder of this statement will justify how the proposal meets the policy requirements as an acceptable form of rural development.

The case for permission

The proposed design and access details are for the subdivision of Lake Farm to create two separate dwellings. The proposed subdivision of the dwelling would provide two reasonably sized homes and add interest to its overall appearance. A statutory declaration has been included stating that the previously approved two storey annex extension was used as a separate dwelling and the interconnecting doorways closed up in 2010.

As indicated in the NPPF and the Local Plan, there are a variety of countryside uses which subject to criteria can be acceptable, including the subdivision of one house into two. With the site situated within an idyllic rural setting and the national policy support, it feels like a natural step to enable this building to be used for separate residential purposes, as it has done in the past, albeit without permission. The proposed development provides a social benefit to the applicant and an economic benefit through the provision of another dwelling in the district.

The two existing accesses to the site will be utilised which is safe and easily accessible by potential residents, with no adverse impacts created.

The proposed designs are sympathetic to its rural location, retaining the local distinctive character of the area, not being visually intrusive within the countryside landscape.

Minimal landscaping is proposed, and the wider site is well screened on all of its boundaries, with native hedgerow between the dwelling and Lake Lane providing a private and secluded residential setting.

It is considered that there would be no harm or unacceptable adverse impacts created from the proposal, with the scale and design allowing the development to remain in keeping with the site context and its surroundings effectively, both through the material choices and the overall scale of the proposed development.

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The proposal presents an appropriate form of countryside development in accordance with national policy.

As the remainder of this statement will demonstrate, taking into account the design, access and relevant planning considerations, it is deemed that this modestly scaled proposal implements core design principles, and reflects the rural character of the locality to positively enhance this site for residential use.

The proposal is considered to fully adhere to the NPPF and policies S9 Environment, DM1 High Quality Design, DM5 Parking and DM12 Housing Standards; providing a new functional use for the building and creating a contextually sensitive proposal in line with these planning policies. As such it is considered that the proposal should be granted approval.

Use

The proposed subdivision of Lake Farm to form two separate dwelling falls into Use Class C3 (residential dwellinghouses). The proposed layout for the dwelling is discussed further in the statement, however the subdivision of Lake Farm will provide a three-bedroom dwelling.

The NPPF at Paragraph 79 permits the subdivision of dwellings in rural locations to form two dwellings. This proposal looks to take advantage of this policy and to enable part of Lake Farm to be occupied as a separate dwelling.

While the provision of new dwellings in the countryside is normally restricted, para 79 NPPF sets out specific circumstances when a new dwelling outside of settlement limits is supported. Having identified that the principle of the subdivision is acceptable, there are other national and local planning policies that can be used to assess the application for subdivision.

The two dwellings will be well equipped with the amenities and space required to provide a high standard of residential amenity and includes a games room on the second floor. The countryside location provides an idyllic rural living environment, with both dwellings being able to enhance the rural setting rather than result in any adverse impacts.

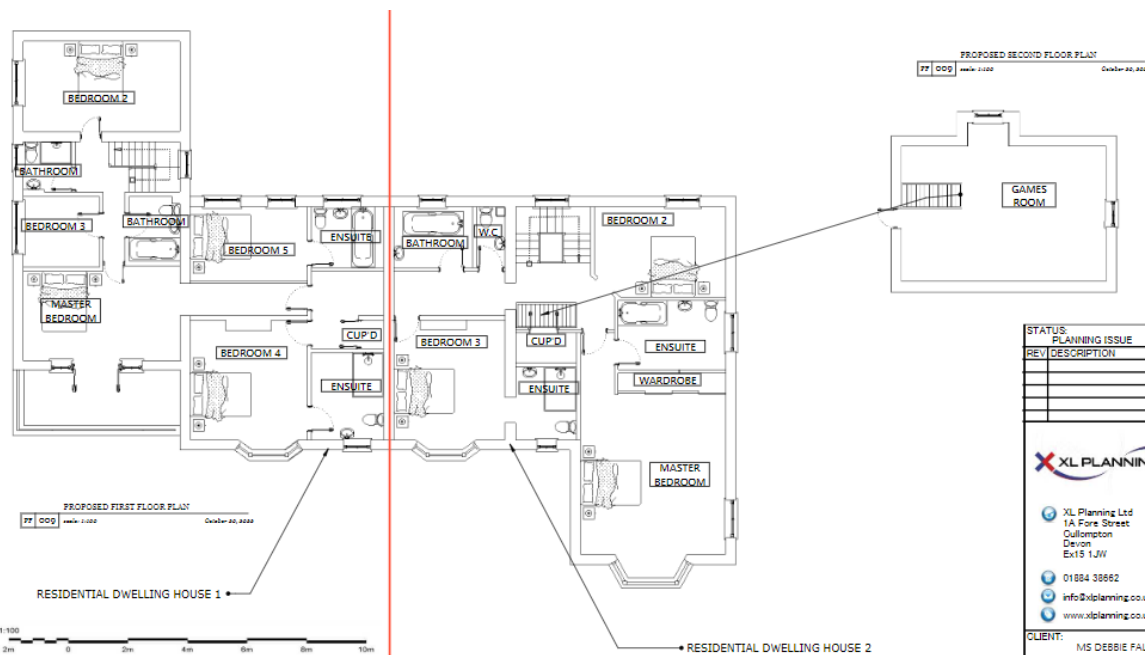
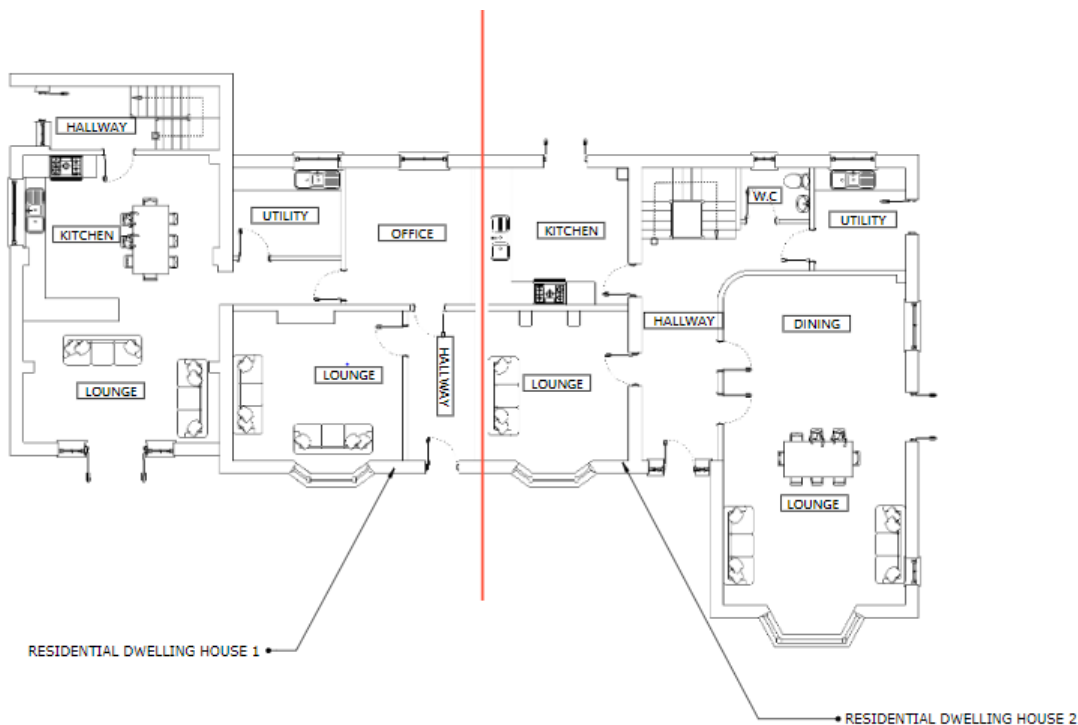
It is considered that the scheme provides an appropriate scaled form of residential development, with the proposed subdivision sought by the applicant to sustainably use all of the space in the existing building. The proposed subdivision is considered to comply with national and local policies.

Amount and Layout

The proposed amount and layout are shown in greater detail on the accompanying plans. As the accompanying proposed block plan presents, there are two existing access to Lake Farm, therefore the dwellings would use one access each, with ample parking to the front of each dwelling. The existing driveways approach the dwelling from the south.

The two dwellings would have sufficient outdoor amenity space. The plans identify that the dwelling will retain the balcony at first floor level on the front elevation, this is stepped back and as such will not impact the amenity of the new dwelling. Each dwelling will have its own separate a garden area. The dwellings would benefit from adequate space for recycling and refuse storage.

In terms of the amount, the subdivision would create one semi-detached dwelling. As the proposed internal floor plan below demonstrates, the ground floor of the dwelling will feature an open planned, dining and lounge area as well as a kitchen, utility, separate formal lounge and toilet.



As the proposed first floor plan layout demonstrates, the upper floor of the dwelling will feature three bedrooms with two being ensuite. The three bed dwelling would have a total internal floor area of 243 square metres and the five bed dwelling would have an internal

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floor area of 249 square metres. The size of the dwelling would exceed the Nationally Described Space Standards and provide a high standard of amenities.

In terms of the amount and layout, the proposed development results in providing a well laid out dwelling that utilises the building to provide all the key amenities required for a high standard of residential amenity, with all rooms appropriately sized and commensurate for their intended uses.

With no adverse impacts created due to the amount or layout of the development, the design reflects core design principles to provide a functional layout, making efficient use of the site, its context and the existing building to adhere to local plan policies DM1 and DM12.

Scale

As stated within local plan policy DM1, development should be appropriately scaled, and the design of development must demonstrate how it has clear regard for the existing site, its context and the surrounding area.

By remaining within the constraints of the existing building the proposal is reasonable in scale. The proposed development does not require the erection of new buildings on the site and neither will the creation of a separate dwelling dominate or over develop the site.

The proposal would result in a private, secluded development. There are no clear views of the property from other dwellings, other than the neighbouring dwelling at Lake Farm. There would be no impact on the outlook or amenity of the occupiers of other properties. Therefore, this development ensures there are no new negative impacts or reduction of visual or residential amenity.

It is considered that due to the scale of the proposal that it will not result in over-development of the site, rather enhancing the visual and functional amenity of the under used part of the dwelling. The proposed development provides rooms which are an appropriate size and commensurate for their intended residential use. Rather than creating any overbearing impacts, the subdivided dwelling will create an attractive rural residential property.

Overall, there are no overbearing impacts created, and the scale of the development is commensurate with its intended residential use. The development would integrate well with and respect the existing site and its context as an appropriately scaled form of rural development to adhere to the NPPF and local plan policy DM1.

Landscaping

As part of this proposal, minimal additional landscaping is proposed or considered necessary. As shown on the accompanying block plan, the proposed dwelling utilises an existing driveway and access onto the public highway.

Lake Farm currently enjoys a wrap around, mature garden. The new dwelling will enjoy garden to the rear (north) side (east) and to the front (south) alongside the existing driveway. The garden area would need to be subdivided from the land remaining with Lake Farm. Bearing in mind the rural location of the property it is suggested that a simple stock proof fence boundary and a planted hedge would form a visually acceptable form of boundary treatment. Although fences could be erected in the garden of Lake Farm as permitted development, a softer, greener and more sensitive form of boundary treatment is considered to be preferable in this rural location.

The proposed development retains the surrounding rural landscape as it currently exists. In landscape terms the site and its immediate context feature a relatively low sensitivity and the proposed modestly scaled scheme and its impact on the immediate surroundings and wider environment will be minimal, utilising and visually enhancing an existing building on site.

The locality, characterised for the most part by agricultural fields, separated by mature hedging with intermittent tree plantations and woodland, is capable of accommodating some change, with the proposal preserving the key characteristics of the site.

By retaining the surrounding natural features and vegetation around the site, this minimises the need for any landscaping, and it is not considered necessary, however additional landscaping can be provided if required.

The proposal ensures that no adverse impacts or detriment is created upon the environmental assets of the site, biodiversity, rural landscape character or visual amenity in order to accord with local plan policies S9 and DM1.

Appearance

National and local policy identify the importance of the design of development retaining local distinctiveness, enhancing the character and appearance of the rural countryside landscape. Development should ensure a visually attractive place is achieved that integrates well with the characteristics of the site and surrounding landscape.

The proposed appearance of the dwellings will remain as is, and allow the development to integrate well within the sites rural context while providing a visually more interesting building within the surrounding rural landscape.

Externally, no changes are required, the slate roof and painted rendered walls of the building will remain as they are.

The fenestration in the building is to be retained as is, utilising existing entrance doors, with the main entrance to dwelling 2, on the south elevation.

The visual impact of the development is not considered to be significant. The application site will enjoy a good level of privacy. The design approach positively enhances the appearance of the building through simple design changes without harm to the immediate environment. There will be no issues of overlooking from the site.

The proposal allows the development to remain in keeping with the existing site context whilst enhancing the visual amenity of the building. It is considered that no detriment or harm is created by the appearance of the development, with no loss of visual amenity. The proposed design and appearance represent core design principles and enhances the building in accordance with local plan policies S9, S14, DM1, DM12 and the NPPF.

Access and Parking

In line with the requirements from local plan policies DM1 and DM5, new residential development must provide safe access and appropriate parking arrangements.

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As the accompanying site location and block plans display, the proposal will utilise the existing vehicular accesses to the site. Both of the existing accesses are sufficiently wide and safe as are the entrance and egress points from the local road network with acceptable visibility splays. The entrance gates at both access points are set back from the highway, allowing a vehicle to pull off the road to open the gates.

There would be sufficient space for the parking of resident's vehicles adjacent to the new dwelling.

Whilst the proposed development will result in some additional vehicle journeys made to and from the site, this is not an amount that the adjoining highways networks cannot support. As such the proposed development is considered to comply with local plan policies DM1, DM5 with appropriate access and parking arrangements provided and no adverse impacts on the adjoining road networks.

Surface Water and Foul Drainage Strategies

There are no proposed changes to the surface water drainage proposals, and these will remain as they are. The existing property is served by soakaways. With no additional buildings or extensions to be added to the site there are no negative impacts created in terms of surface water run-off.

The site is located within flood zone 1 and the proposed development does not increase the risk of flooding in this location or elsewhere.

There are no additional bathrooms or toilets being installed as part of the development, so all existing foul drainage will remain as is, utilising the existing private package treatment plant.

These are considered to be appropriate drainage strategies to allow the proposed development to adhere to the requirements of local plan policy DM1.

Conclusion

Overall, the proposed development at Lake Farm by virtue of its scale, design and location is not considered to harm the visual or functional amenity of the site or the surrounding rural area.

The proposed subdivision will have a low impact and provide a new dwelling which satisfies all the relevant provisions of national planning policy in the Framework as well as local planning policy requirements as set out in the Mid Devon Local Plan Review in a manner which maintains and enhances the appearance of the building without harm to the attractive countryside location.

The proposed design allows the scheme to integrate well with the existing landscape. The outcome would be an appropriate form of rural development.

It is considered that there would be no unacceptable adverse impacts that would outweigh the benefits of the proposal to provide a high-quality residential dwelling as part of an idyllic rural living environment.

As such, the proposal is considered to comply with the NPPF, and Mid Devon Local Plan Review policies and the application should therefore be granted approval.