



Vobster House

Design and Access Statement

November 2022

SPACE A.

Directors

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Vobster House
Frome
BA3 5RJ

November 2022

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Dear Mendip Planning Team,

On behalf of our clients, Mr. & Mrs. Cook, we enclose a planning application for an extension to Vobster House, Frome, BA3 5RJ.

The intention of the design is to follow closely the massing for the 'sun-room' extension that was granted in 2013 (reference no. 2013/0217), however this proposal is to move it south so it is positioned in the centre of the house. This allows the family to better occupy the space, as well as future-proofing the building for modern life.

The design proposal was submitted for a pre-application in October 2021 (with a larger extension design) and was seen as acceptable with regards to the Principle of Development, in its impact to the Character and Appearance of the Location Area, its impact to the Neighbour's Amenity and with regards to its impact to Highways, Access & Parking. As the property is in a Flood Risk Zone 2 & 3 we also submit a Flood Risk Assessment with this application. The new extension sits near a River Mells tributary which flows through the plot curtilage and under the existing building. The proposed new extension, (classed a 'minor extension'), is far enough away so its foundations would not interfere with existing gabion flood defences on the stream banks near the house. The extension would also be the same level floor finish to the main house.

In addition, we would like to stress that the client is committed to maintaining the existing flood defences so the impact of flooding to the local area is minimised. They are open to working with the council on natural flood management methods on their land as advised in the Mendip Flood Management Programme and referenced in the Pre-Application Advice letter (see p25).

Please find more information on the following pages.

Yours Faithfully,

Amelia Hunter
on behalf of Space A Ltd

I. PROPOSAL SUMMARY

Project Address :

Vobster House
Radstock
BA3 5RL

The Cook family wish to reconfigure and extend Vobster house to suit the needs of their family.

The primary objective of these works are to update the existing building fabric to include some small extensions on the north, west and south frontages. The additions are modest and are to be clad in sustainably sourced materials to match the existing materials on the building.

Furthermore:

- The proposal will respect and enhance the historic building & character and appearance of the wider area.
- The proposal will use high quality materials to match and complement the existing materials.
- It is considered that the proposal would accord with all the relevant planning policies.
- The application takes into account the information provided in the pre application officer response letter dated 8th December 2022.

This statement should be read in conjunction with the following drawings:
1124_PL_002, 1124_PL_003, 1124_PL_004,
1124_PL_005, 1124_PL_006, 1124_PL_007,
1124_PL_008, 1124_PL_009, 1124_PL_010,
1124_PL_011, 1124_PL_012, 1124_PL_013,
1124_PL_0014, 1124_PL_015, 1124_PL_016



Fig 1: Vobster House faces west over undulating fields deep in the Somerset countryside

II. PLANNING HISTORY

a) Planning intention

The intention of the design is to follow closely the massing for the 'sun-room' extension that was granted in 2013 (reference no. 2013/0217), (see appendix 2), however our proposal is to move it south so it is positioned in the centre of the house. This allows the family to better occupy the spaces internally, as well as future-proofing the building for modern life. This application sees the addition of a small porch to the south and a timber framed conservatory to the north.

b) Flood regulation

The proposed extension is within Flood Zone 3 and partially over an ordinary watercourse which is currently diverted under the existing dwelling. The proposed extension as currently outlined will not increase flood risk to third parties and therefore the Environment Agency's advice for minor extensions has been followed.

See separate document.

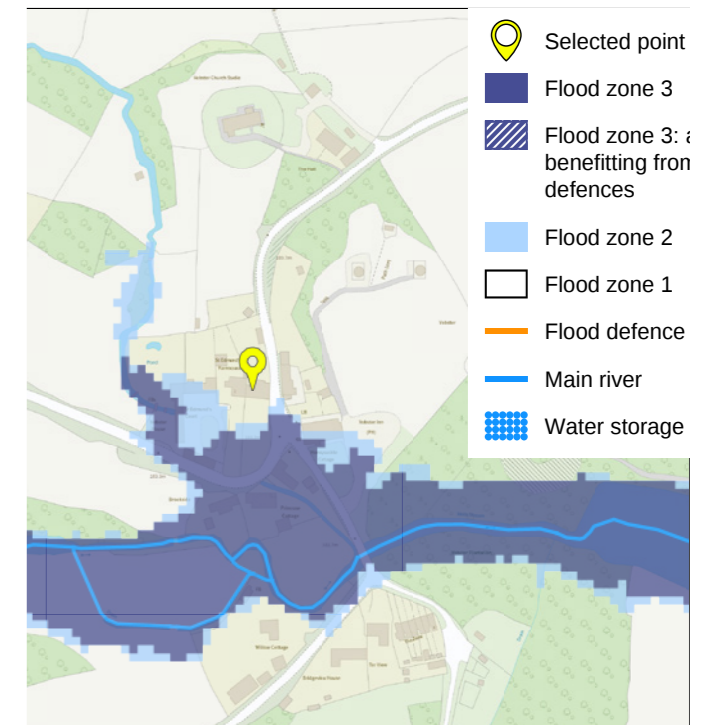


Fig 2: Environment agency flood map. See separate Flood Risk Assessment document for more information

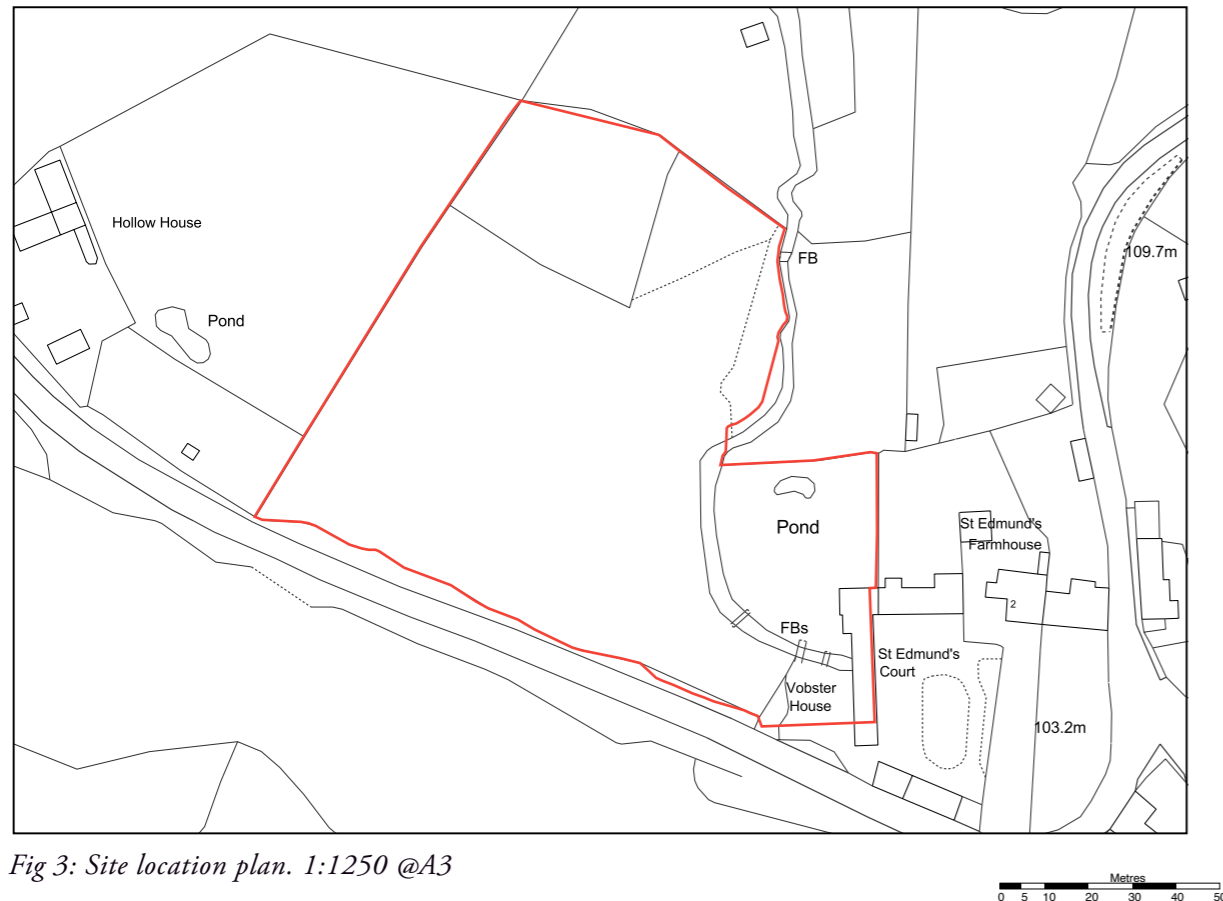
III. SITE CONTEXT

a) Site Context

Situated on the western edge of Lower Vobster, Somerset, Vobster House is a traditional farmhouse built around 1830 of locally sourced honey stone. It consists of three stories at the north end, two stories in the middle & one storey on the south.

The property is semi detached onto St. Edmund's Court at the north side. The house sits in a curtilage of approximately 3.4 acres and includes many mature trees & the tributary of the River Mells flows through the garden & under the house. The house was reconfigured & extended into the previous farm buildings in 2013.

It is noted that the site is in a flood risk area 3 & will require a Flood Risk Assessment as part of the planning application.



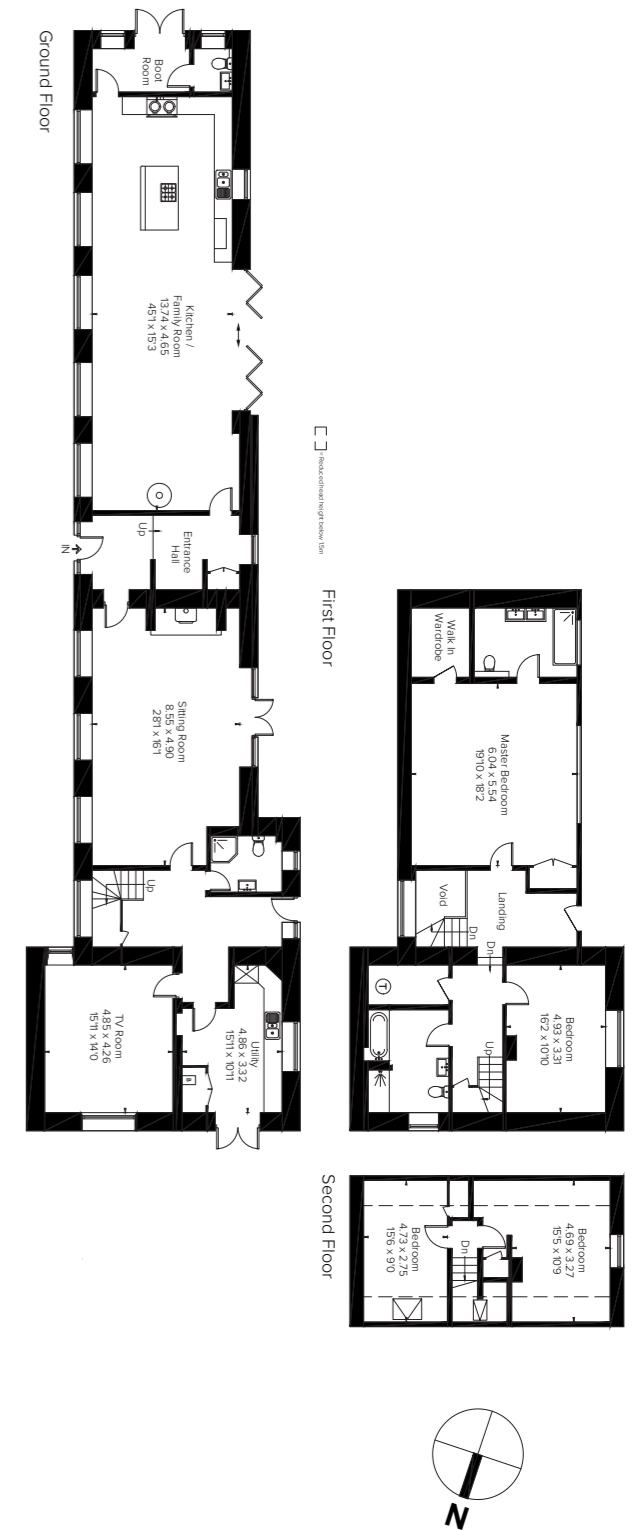
b) Existing Building

The house is a conversion of farm buildings - the most recent work was done around 7 years ago which added a 14m kitchen and a reception room. The client owns half a storage building adjacent to the house which they hope to convert in the future. The house is surrounded by 3 acres of land.

See appendix for finished floor levels



Fig 4: View towards the south of the house



IV. SITE ANALYSIS

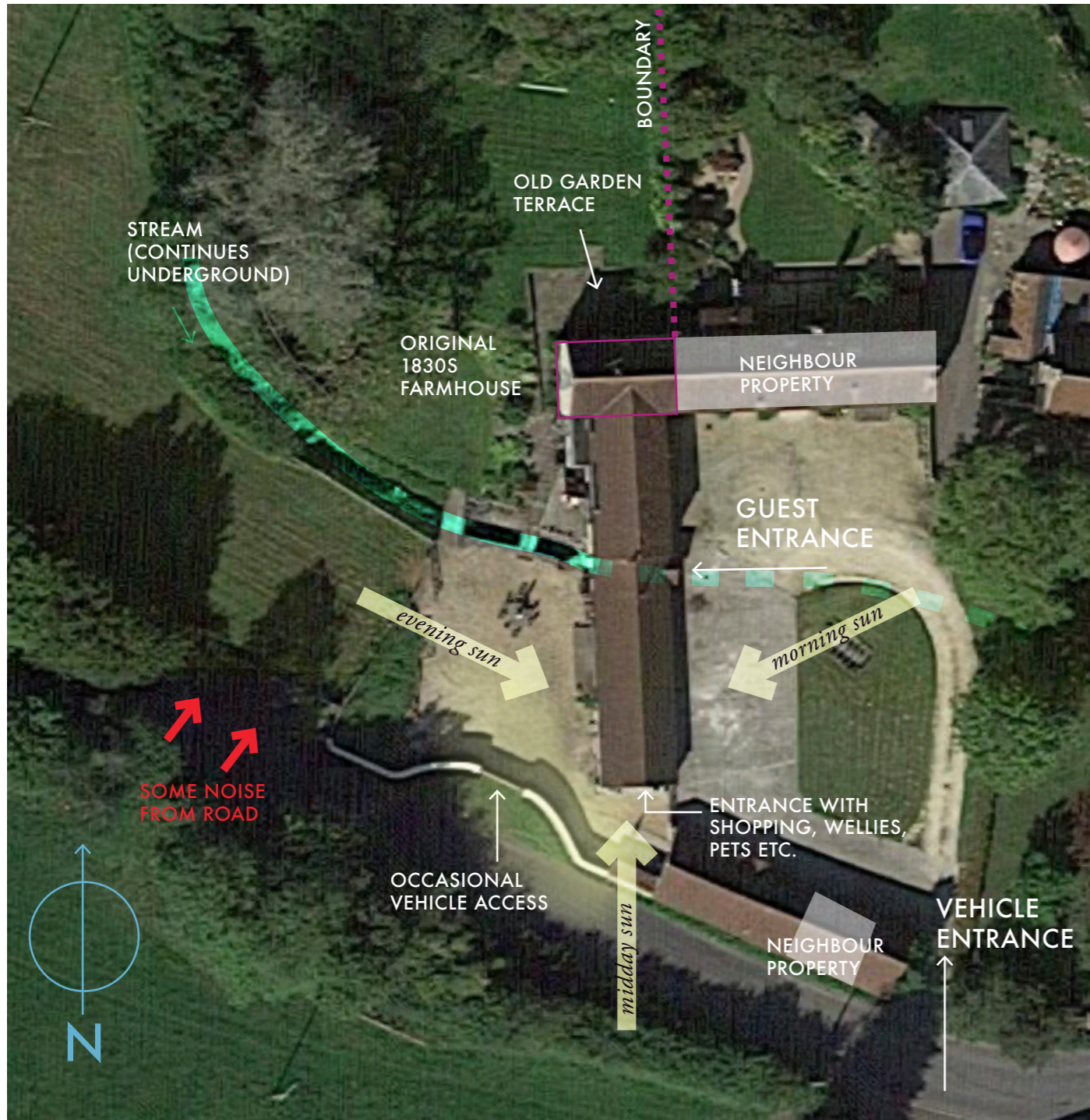


Fig 6: Google satellite view of the site with site analysis



Fig 7: View of the west side of Vobster House - the gabion protected floodgate is shown in the foreground.

VI. SITE PHOTOGRAPHS



Fig 8 : West side of the property



Fig 9 : Rear porch area of the property



Fig 12 : Rear of the property facing SE



Fig 13 : Old garden terrace, facing N



Fig 10 : Front of the property facing east



Fig 11: Front entrance of the property (east side)



Fig 14: Stream and oak tree



Fig 15: Rear of the property, facing W

VII. PROPOSED WORKS

The following works are proposed :

a) Use

The existing use class is C3 Dwellinghouses. There is no proposed change of use as part of this application.

b) Layout

The proposed small, single-story, extension is outlined in the centre of the existing plan to allow the occupier views west over the fields. Consisting of a study - the space is to be a sustainable addition to the stone building, made of predominantly natural materials.

The application will also include a small porch to the south of the property and a timber framed conservatory to the north.

c) Amount & Scale

The extension is to be single-storey, of approximately 15 sqm. The single storey porch is approximately 6 sqm and the Timber Framed Conservatory to the north is approximately 8 sqm.

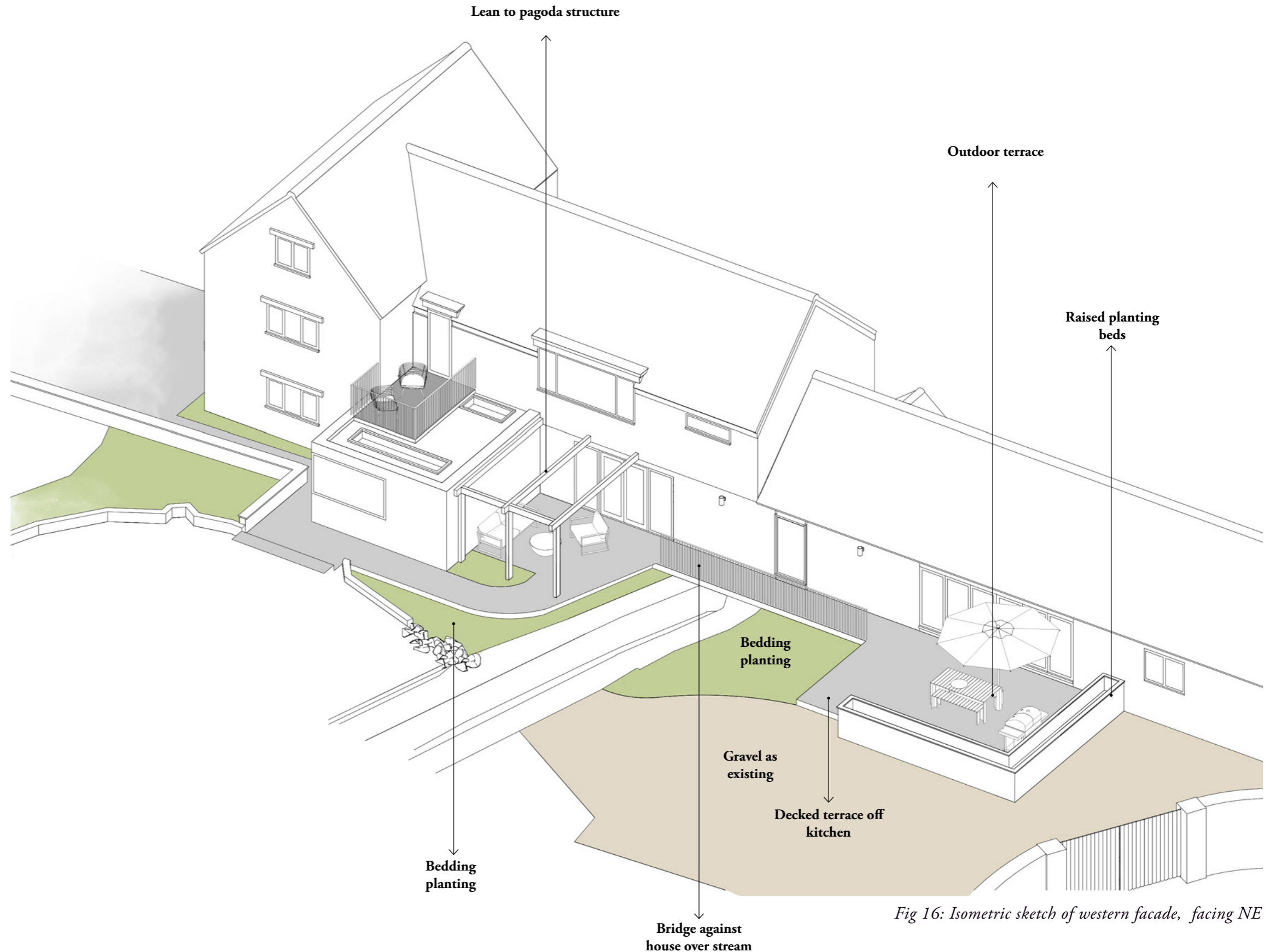


Fig 16: Isometric sketch of western facade, facing NE

VII. PROPOSED WORKS

(continued)

d) Landscaping

The extension is designed to sit in the landscape and work with the existing foliage & plant life.

e) Appearance

The intention is to use natural, sustainably sourced materials that are aesthetically pleasing and suitable to the context of the character & visual appearance of the area.

f) Accessibility

Access to the property will remain the same however the open porch to the south, small extension to the west and timber framed conservatory to the north will slightly affect how people enter and exit the property.



Untreated cedar cladding to match the existing building - the intention is to grow plants up the frontage of the extension to encourage a rich biodiversity and wildlife.

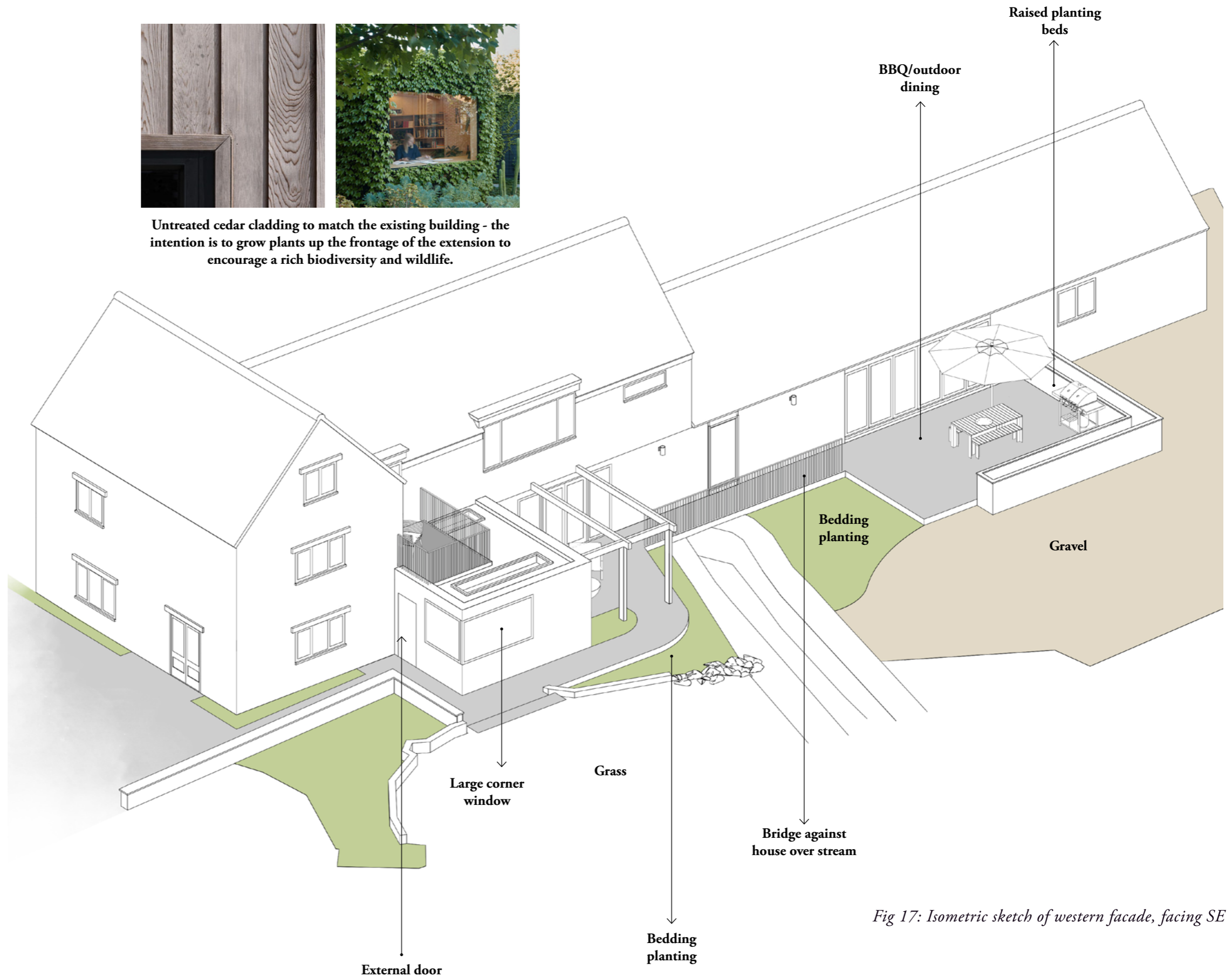


Fig 17: Isometric sketch of western facade, facing SE

VII. PROPOSED WORKS

(continued)

g) Sustainability

Though the property is east - west facing with the front and rear gardens benefiting from good levels of light the perspective rooms along the facade poorly utilize these advantageous positions.

Though in keeping with the property, the cellular spaces, poor configuration, plus placement of windows means internal spaces can be dark.

The aim of the proposal plus the addition of a small modest extension is to open up the existing living rooms and provide better opportunities for natural daylight to enter deeper into the plan.

Low Carbon building materials such as timber frame and cladding will be used where possible to reduce the overall embodied carbon footprint of the building.



Fig 18: Proposed view of western facade

IX. APPENDIX

1. PRE APPLICATION RESPONSE



Customer Services
Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT
Telephone: 0300 303 8588 Fax: 01749 344050
Email: customerservices@mendip.gov.uk
www.mendip.gov.uk

Mrs K Cook
Vobster House
Stock Hill
Vobster
Radstock
Somerset
BA3 5RJ

8 December 2021

Dear Sir/Madam

Proposal: Extension to existing residence.
Location: Vobster House Stock Hill Vobster Radstock Somerset
Applicant: Mrs K Cook
Application Number: 2021/2396/L1PA

Thank you for your recent pre-application enquiry regarding the above proposal.

Based on the information you have supplied, this response will highlight the material matters that would be considered as part of the assessment of a planning application. Online references will also be used to help you shape and submit your proposal and explain some of our processes and procedures.

Summary of Your Proposal and Officer View

The pre-application advice sought relates to a proposed development for a single storey rear extension to the existing dwelling. The proposal seeks to build over the existing stream and is located within Flood Zones 2 and 3.

In principle, the proposal is likely to be acceptable as submitted with the proposal being of an acceptable scale and proposed materials being in keeping with the existing property which has a variety of existing materials. The proposal would result in no harm to the neighbouring properties amenity and no harm to the character and appearance of the area.

Site Constraints

Outside defined development limits
Mells Parish Council
Ward members for Ammerdown
Bat Consultation Zone (Mells Valley Bats Special Area of Conservation)
BSG Coal Resources Area
Flood Zone 2
Flood Zone 3
Mineral Consultation Area
Site of Special Scientific Interest Impact Risk Zone
Tip Interest Zone

Relevant Site History

2013/0217 – Alterations and extensions to existing dwelling.- Approved with Conditions
02.04.2013

Planning Policies, Legislation and Other Relevant Information

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's statutory Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CP1 (Mendip Spatial Strategy)
- DP1 (Local Identity and Distinctiveness)
- DP7 (Design and Amenity of New Development)
- DP9 (Transport Impact of New Development)
- DP10 (Parking Standards)
- DP23 (Managing Flood Risk)

Other possible Relevant Considerations (without limitation):

- National Planning Policy Framework (NPPF) (2019)
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf
- National Planning Practice Guidance (nPPG)
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice
- Environment Agency Standing Advice
- MDC House Extension Design Guide (April 1993)

ASSESSMENT OF MAIN ISSUES

Principle of Development

The proposal seeks to extend the existing residential dwelling with a single storey rear extension. The proposal does not seek any change of use. As such, the principle of the development is acceptable.

ACTION:

- No action required.

Design and Impact on Character and Appearance of the Area

The proposal is to create a single storey extension to the rear elevation. The proposal seeks to use Hempcrete, untreated cedar cladding and contains a glass walkway.

1. PRE APPLICATION RESPONSE

The existing property current has a small mixture of materials and finishes, including timber cladding and stone walling. The existing timber cladding is currently at first floor level, to the extension approved in 2013, allowing a distinction between the original property and the extension.

The proposed extension is proposed in materials that differ from the original dwelling and this is acceptable, allowing a distinction between the original house and the addition. The proposed material would not result in any harm to the character and appearance of the area.

The extension is proposed at ground floor level, being single storey with a flat roof. Whilst much of the proposal will be visible from outside of the site, the proposal is small in scale and of a design that is appropriate to the site. As such, as currently proposed, the design is considered to be acceptable and would result in no harm to the character and appearance of the area.

ACTION:

- The proposal as submitted is likely to be acceptable and would result in no harm to the character and appearance of the area.

Impact on Neighbour Amenity

The proposal seeks to create a single storey rear extension to the existing property. The proposal has a flat roof with a floor space of approximately 35sqm.

The proposed extension is located to the rear elevation which is to the West. The proposal would be set away from the neighbouring properties, which are located to the North of the host dwelling. Due to the proposal being set away, combined with the small scale and single storey nature, the proposal would have no impact on the neighbouring properties amenity.

As such, the proposal is likely to be acceptable with regards to Policy DP7 of the Adopted Local Plan Part 1 (2014).

ACTION:

- No action required.

Highways, Access, and Parking

The proposal does not seek to make any alterations to the existing access and parking arrangements. The application site has 2 existing access points, neither of which would be affected by the proposal. Furthermore, the site contains ample space for the parking of vehicles.

Being a small single storey extension, the proposal would also have no impact in regards to traffic movements to and from the site. Therefore, the proposal is likely to be acceptable with regards to Policies DP9 and DP10 of the Adopted Local Plan Part 1 (2014).

ACTION:

- No action required.

Flood Risk, Surface Water, and Foul Drainage

The proposed extension is within Flood Zone 3 and partially over an ordinary watercourse which is currently culverted under the existing dwelling.

The proposed extension as currently outlined will not increase flood risk to third parties, therefore the Environment Agency's advice for minor extensions should be followed; <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#advice-for-minorextensions>

We would also remind that applicant of their riparian responsibility for the maintenance of the watercourse and recommend that it may be in their interest to inspect the condition of the existing culvert and if required plan for repairs to be undertaken prior to or during the construction of the proposed extension.

Separate from the Planning process Land drainage consent will be required from the Lead Local Flood Authority, Somerset County Council. This may require more detailed information than that required under planning. The applicant could consider consulting them for further advice at flooding@somerset.gov.uk

The watercourse running through this site discharges into a catchment identified as a priority catchment within the Mendip Flood Risk Management Program. We would be keen to discuss with the applicant the potential for the use of natural flood management measures on their land, these may help with a future planning application. Please contact caroline@calmengineering.co.uk to discuss this further.

ACTION:

- A Flood Risk assessment is required for the application and should be submitted with any application.
- A plan showing the finished floor levels is also required as per the Environment Agency's Standing Advice. This should be submitted with any application.

FURTHER ADVICE

Information we would like you to submit with a formal planning application

A significant proportion of applications received by the Council are invalid. This means they do not contain the necessary information to assess the application and the evident issues.

We have provided validation lists depending on the type and size of your development. The "Planning Application Validation Guidance" also details the circumstances when certain information is required. This guidance on the requirements can be found on the Council's website [Apply for Planning Permission - Mendip District Council](#). The "All Other Applications Checklist" should also be submitted with your application.

Please note the specific validation requirements we have identified above, which have been summarised here:

- Flood Risk Assessment
- Finished Floor Levels Plan

1. PRE APPLICATION RESPONSE

Failure to submit all relevant information will result in your application being made invalid and no further action will be taken until the missing information is provided. Further to this, it is likely to result in delays in determining the application.

If you require further guidance on submission requirements, please contact us on 0300 303 8588 and ask to speak to the Duty Officer.

Consultations

The National Planning Policy Framework advocates pre-application engagement and where possible the resolution of issues prior to the submission of an application. As such, we strongly recommend and encourage you to undertake local consultation prior to submission. The scale and nature of this will depend on the proposal but it can help highlight local issues and concerns that can then be addressed in the application submission, saving time and money for you and this authority.

We receive a substantial number of neighbour objections that could have been resolved by the applicant/agent speaking to adjoining neighbours prior to an application being submitted. If there are fewer queries and objections, we are more likely to determine an application in a timely manner, without the need for committee referral. If there are objections, we may ask you for more time beyond the initial application determination target date to resolve these matters.

Parish Councils are often keen to engage and receive presentations on prospective schemes.

For your information, whilst this list is not exhaustive at this stage, we envisage that the Council is likely to consult the following interested parties if a planning application is received for this proposal:

- Local residents
- Mells Parish Council
- Ward members for Ammerdown
- Environment Agency
- SCC - Highways
- Land Drainage Engineer

Timescales

The target date for the determination of the application would be 8 weeks if it constitutes a 'minor' application; otherwise, it would be classed as a 'major application' (either a building of 1000sqm or more, or 1hectare or more site area) and would have a target date of 13 weeks.

Our decision making process, which explains when planning applications are dealt with under delegated powers and when a planning board decision is required, is outline on our website at: <https://www.mendip.gov.uk/article/6995/How-We-Deal-With-Planning-Applications>.

Our future planning board dates are set out on our website at: <https://www.mendip.gov.uk/planningboard>. Please note our internal officer report deadline is approximately 20 days before planning board. Any referrals to the Ward Members (taking up to 3 full working days) and/or the Chair and Vice-Chair of the planning board (taking up to 5 full days) will have to have taken place before that date.

Should you choose to progress your scheme and submit further application(s) you may benefit from setting up a Planning Performance Agreement to give you greater certainty of deadlines and outcomes. You will also get a dedicated Planning Officer and either a fast-track timetable or

a mutually agreed timetable for your scheme to follow – all for a fixed upfront fee. For further details see our website page [Planning Performance Agreements - Mendip District Council](#)

Disclaimer

The views expressed in this report represent an Officer's informal opinion only based on the information provided, the facts available at this time, without the benefit of a site visit, and without consultation with all the statutory consultees or third parties who may express an interest in commenting on a formal application.

This opinion is not binding in the event of an application being submitted as the planning system is a democratic process and unforeseen issues can materialise during the course of the application process, as a result of consultations and other factors. It is also worth bearing in mind that planning policies and guidance are subject to change over time, and unforeseen material considerations may arise.

Your proposed works may need Building Regulation Consent and should you choose to proceed you are advised to contact Somerset Building Control Partnership on 0300 303 7790 or email: somersetBCP@sedgemoor.gov.uk. Further information can also be found on their website: <https://somersetbcp.sedgemoor.gov.uk/>

I hope this is clear but should you require anything further please contact me on 01749 341537 or by email at josh.cawsey@mendip.gov.uk.

Yours faithfully

Josh Cawsey

Development Management
Planning and Growth

2. PLANNING HISTORY

PLANNING REF NO: 2013/0217
DATE OF APPLICATION: 12/02/2013
APPLICATION TYPE: Householder Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, hereby GRANT PLANNING PERMISSION to carry out the development described in the application validated on 12/02/2013 subject to conditions hereunder stated.

AGENT/APPLICANT
Ashley Design
The Old Ride
Bath Road
Bradford on Avon
Wiltshire
BA15 2PB

APPLICANT
Mr & Mrs Matthew Sanders
23 Sandy Lane
Beckington
Somerset
BA11 6ST

Proposal: Alterations and extensions to existing dwelling.
Location: Vobster House, Lower Vobster, Somerset, BA3 5RJ
Parish: Mells

DECISION: Approve With Conditions

REASON FOR APPROVAL

The proposal, by reason of its design, scale and layout would be in keeping with its surroundings.

The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.

The proposal has been tested against the following Development Plan policies. In the opinion of the Local Planning Authority, and subject to the conditions below, the proposal is acceptable:-

Saved Policies S1 and Q1 of the Mendip District Local Plan (adopted December 2002).

PLANNING REF. NO. 2013/0217

Page 1 of 3

DEC10 – Decision Notice (approval)

CONDITIONS

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. All external walling and roofing materials to be used, except that shown as cedar vertical boarding or described as "Sun Room" on the validated drawings, shall match those of the existing building 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.
3. The cedar vertical boarding shown on the validated drawings shall be left unfinished to weather naturally, unless otherwise agreed in writing with 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.
4. The development hereby permitted shall be carried out in accordance with drawing numbers 2542-01, 2542-02, 2542-03, 2542-04 and 2542-05, and the "Design and Access and Planning Statement for Alterations and Extensions" validated on 12th February 2013 only.
Reason: For the avoidance of doubt and in the interest of proper planning.

NOTES

1. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.
2. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed

PLANNING REF. NO. 2013/0217

Page 2 of 3

DEC10 – Decision Notice (approval)

2. PLANNING HISTORY

from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.

3. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.



Matthew Williams
Planning Manager – Built Environment Group

If you have any queries regarding this notice please contact our Customer Services Team on 01749 648999

Dated 02 April 2013

SPACE A.

Directors

Amelia Hunter BSc (Hons) Arch MA ARB RIBA
07876301045
Anna Drakes BA (Hons) MA
07709613058

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Institute of British Architects



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