



**Proposed ground floor side extension  
'The Orchard', Goose Street, Beckington, Frome  
BA11 6SS**

## **Design and Access Statement Heritage Statement**

**December 2022**

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**Brief**

1. This document presents an assessment of the likely affect of a proposed extension on the significance of The Orchard, Goose Street and neighbouring heritage assets in Beckington, Somerset. It has been commissioned by the owners Mr & Mrs P Burke to inform and support their application for Planning Permission, in accordance with the requirements of the National Planning Policy Framework (NPPF) and the conservation policies of Mendip District Council.

**Context Analysis**

2. This application seeks to gain 'Planning Permission' to create a single storey side extension to form a boot room and wc area. The property is not listed and is also not situated in the Beckington Conservation Area.

**Design**

3. The design of the extension will be constructed with materials that will enable it to meet current Building Regulation standards including insulation, weathering and structural integrity.
4. The extension is at the side of the property and set down in level facing open the drive and eastern boundary of the property.

**Layout**

5. This modest extension of the side of the property will enable the provision of a boot room and wc (incorporating a dog wash down shower).

**Scale**

6. The scale of the extension is modest and subservient to the existing dwelling.

## **Appearance**

7. The extension will be finished in materials that will provide an interesting contrast although with similar appearance to other existing single storey buildings within the curtilage.
8. The floor level of the main house together with the proposed extension is set down 0.8m below the general ground level surrounding this end of the property. The minimum distance to the southern boundary is 3.4m and maximum 4.44m. The southern boundary comprises a 2.0m high solid panel timber fence together with a 2.m high coniferous hedge within the application site. There would therefore be no visible impact upon neighbouring properties.

## **Landscaping**

9. The proposal comprises no landscaping works.

## **Access**

10. Access into the extension will be provided by means of level access as the floor level is almost level with the external ground level.
11. Vehicular access is unaltered, having a wide rising driveway from Goose Street leading to a large paved parking/turning area.

## **Summary**

12. A proposed single storey side extension of 'The Orchard', Goose Street in Beckington would change the appearance of part of its front, side and rear elevation. The building is 20th century and has no historic significance. It is also sited distant and set down from neighbouring listed properties and will therefore have no detrimental impact upon these properties or the conservation area.
13. If the terminology of the NPPF were to be applied, it would be reasonable to conclude that the proposals would cause 'less than substantial harm' to the significance of The Orchard, Goose Street and surrounding heritage assets; if the terminology of the associated PPG were applied, it would be reasonable to conclude that the proposals cause 'no harm'.

14. As with all applications affecting private property, there is unlikely to be any 'public benefit' to balance that negligible 'harm' in the sense implied by NPPF, but the extension would enhance the utility and aesthetics of the building for current and future occupants. The proposals therefore meets the requirements of Policy DP3 of the Mendip District Local Plan and Section 16 of the NPPF.

Glyn Jackson MRICS

19th December 2022