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COMBINED DESIGN AND ACCESS STATEMENT & PLANNING STATEMENT



TWO STOREY EXTENSION, INTERNAL & EXTERNAL ALTERATIONS & REINSTATEMENT
OF THATCHED ROOF

ALLER FARM, DOLTON, DEVON

TORRIDGE DISTRICT



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Rev: A

Client: Mr and Mrs Doran

Property Address: Aller Farm, Dolton, Devon, EX19 8PP.



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VERSION

Revision	Description	Date
P	Proof Draft	10.05.22
A	Planning Issue	20.12.22



1. INTRODUCTION

- 1.2 This combined Design and Access Statement and Planning Statement have been prepared to support the submission of a House Holder Planning Application submitted to Torridge District Council. It seeks consent to build a two-story extension, undertake internal and external repairs including reinstating the thatched roof to the farmhouse at Aller Farm, Dolton.
- 1.3 The application is submitted on behalf of Mr Doran, who is the sole owner of the Aller Farm.
- 1.4 It will be demonstrated that the proposed extension, repairs and alteration works conform with the provisions of the National Planning Policy Framework and the policies set out within the North Devon and Torridge Joint Core Strategy 2011 to 2031.

PART 1 – DESIGN & ACCESS STATEMENT

2. LOCATION AND CONTEXT

2.1

County: Devon

District: Torrridge (District Authority)

Parish: Dolton

National Grid Reference: SS 58310
11994



2.2 The farmhouse is located at the end of a 1 km private drive approximately 2 km to the north of Dolton village centre.

2.3 The farmhouse is a detached 18th Century dwelling laid out over three levels. There is a small two-storey annex attached to the south side of the main house.



2.4 The farmhouse is sited within a farmyard and is enclosed on two sides by traditional and modern agricultural buildings.

2.5 Neither the farmhouse nor any of the surrounding traditional outbuildings are listed nor do they fall within a conservation area.

3. BRIEF

3.1 The Client's brief was as follows:

- Provide a two-storey extension to accommodate a new ground floor kitchen-diner and first floor ensuite, master bedroom;
- Reconfigure internal floor layouts;
- Reinstate thatch weathering to the roof of the farmhouse and extend over the proposed new extension;
- Demolish existing lean-to and erect a new porch to the north elevation;
- Erect a new porch to the south elevation.



4. AMOUNT

- 4.1 Existing floor Area = 320m²
- 4.2 Proposed floor Area = 425m²
- 4.3 The total floor area will increase by 105m².

5. LAYOUT

5.1 Drawings 2021007 001 to 011 illustrate the existing and proposed layouts.

5.2 The ground floor of the proposed extension will accommodate a ground floor kitchen. The former kitchen will be adapted to accommodate a pantry and ground floor WC.

5.3 The first floor of the proposed extension will accommodate a master bedroom with ensuite and loft storage area.



6. APPEARANCE

- 6.1 It is proposed that the extension will be built with an exposed oak framed gable, with rendered masonry flank walls and a thatched roof.
- 6.2 It is proposed that the two porches will be built from exposed oak frames supported on rendered masonry stub walls, with a slated roof finish.
- 6.3 All new windows and doors to be fabricated from timber. Windows to be flush casement type.

7. USE

- 7.1 The dwelling will remain in full residential use.

8. ACCESS

- 8.1 Level access will be provided through the new porch entrances and from the existing rooms in to the new extension.



PART 2 - PLANNING STATEMENT

9. PLANNING POLICY

9.1 Relevant National and Local Policy:

- i. National Planning Policy Framework (NPPF)
- ii. North Devon and Torridge Joint Core Strategy 2011 to 2031

9.2 Key policies within the North Devon and Torridge Joint Core Strategy 2011 to 2031 (JCS)

- I. Policy ST07 (Spatial Development Strategy for Northern Devon's Rural Area);
- II. DM01 (Amenity Considerations);
- III. DM08 (Biodiversity and Geodiversity);
- I. Policy DM25: (Residential Extensions and Ancillary Development).

10. PLANNING POLICY COMPLIANCE

- 10.1 In accordance with Policy DM08, an ecological assessment has been undertaken by Dr Steve Holloway MCIEEM CEnv. of South West Ecology Limited. Bat emergence surveys were undertaken conducted on 18th August and 19th September 2022.
- 10.2 Dr Steve Holloway's Ecological report, dated 11th October 2022 identified bats and birds have been using the roof and wall cervices for roosting and nesting. In accordance with the recommendations of the report the building works will not take place between 1st October and 1st May to avoid disturbing bats, unless an alternative maternity roost is built in to one of the adjacent barns. The report also advises that no work to the extension and roof be undertaken during the bird breeding season identified as being between 1st March and 31st August unless a careful detailed check for active birds' nests has been conducted immediately beforehand. To mitigate the impact of the works the following proposals will be undertaken:
1. a European Protected Species Licence (EPSL) will be required prior to commencing the proposed works.
 2. Provisions of 2 no. woodcrete bat boxes (for example the Beaumaris Woodstone Bat Box or equivalent) suitable for pipistrelle bats to be placed as high as possible – 1 no. to the east elevation and 1 no. to the south elevation walls. These should be erected prior to
 3. works commencing on the extension / or re-roofing.
 4. access points should be provided to the north and south elevations, and 1 to the east elevation.
 5. Contractors must be advised in writing that there is potential presence of bats in the roof space;
 6. On the morning that works to the roof are due to commence, a suitably qualified ecologist should attend site to (a) carry out a pre-works survey to confirm there are no bats present; and (b) give a tool-box talk briefing the contractors covering brief details of bat ecology and roosting behaviour,

legislation covering bats and bat roosts, and what to do if a bat is encountered during works;

7. If a bat is encountered at any time during the proposed works when the ecologist is not on site, work should cease immediately in the vicinity of the bat, and advice should be sought immediately from the ecologist. Bats should never be handled by those inexperienced of bats and must never be handled without wearing suitable protective gloves.
 8. Two years monitoring of the bat provision by a licenced bat ecologist as per best practice;
 9. Two nest boxes should be fixed to the external walls of the house, for example 2 No. 17A Schwegler Swift Nest box (Triple Cavity), or equivalent. The boxes should be erected under the eaves to the south elevation.
- 10.3 In accordance with Policy DM01, the proposed extension would not significantly harm the amenities of any neighbouring occupiers or uses and nor would the intended occupants of the proposed development be harmed as a result of existing or allocated uses.
- 10.4 The proposed extension is subservient to the main dwelling; It has a lower ridge and eaves height and overall foot print one quarter the size of the existing dwelling (60m² v. 120m²). This demonstrates that the proposed extension's scale, setting and design respects the existing development, its context, setting and surroundings and therefore meets the requirements of Policy DM25, part (a).
- 10.5 The extension does not affect parking provisions and residential amenity space, thereby fulfilling the requirement of Policy DM25, part (b).
- 10.6 As already demonstrated against Policy DM01, the extension would not cause any significant adverse impact on the amenity of the occupants of neighbouring properties and therefore meets the requirements of Policy DM25, part (c).



11. PLANNING POLICY CONCLUSION

- 11.1 The proposed extension, alterations and reinstatement of thatched roof to Aller Farm farmhouse should be supported because it meets the principal requirements set out within the National Planning Policy Framework and the North Devon and Torridge Joint Core Strategy 2011 to 2031.