



Design And Access Statement

For

Householder Planning Application For Proposed Rear Single Storey Extensions to Dwelling to Form Swimming Pool Room, Sun Room, kitchen and Dining Spaces with First Floor Terraces and Associated Works

At

Drummers Well, Cheriton Bishop, EX6 6HD

On Behalf Of

Mr and Mrs A Cock

Design And Access Statement

Introduction

This Design and Access Statement has been produced by MRM Design Studio on behalf of the applicants, Mr and Mrs A Cock in support of proposals to form a series of rear single storey extensions to their dwelling. These are to comprise a swimming pool room and associated spaces within a lower ground storey excavated into the sloping site. In addition the extensions seek to form further kitchen and dining spaces together with first floor balcony terraces.

This document should be read in conjunction with the supporting drawings and details that accompany this Householder Planning Application submission.

The Site

Drummers Well is a large existing residential property that is located to the North East and just outside the village of Cheriton Bishop.

The property sits at the northern end of its site, with large formal gardens to the south and surrounding fields within the applicants ownership of approximately 6 acres.

The closest residential dwelling is located at quite some distance, approximately 170m to the North East.

Design Proposals

This application comprises proposals to form a series of rear single storey extensions to comprise a swimming pool room and associated spaces. In addition the extensions seek to form kitchen and dining extensions together with first floor balcony terraces.

This scheme design effectively seeks consent to amend design proposals for series of extensions that have previously been approved on the site, with these permissions being subsequently secured in perpetuity. This application therefore combines all of these previously separate projects with a view to dealing with the proposed changes under one revised application.

This latest set of revisions simply makes provision for a slight tweaking in the lower ground storeys positioning to move slightly further away (by 500mm) from the existing road to the west of the site following further subsequent consultation with the Highways Authority.

The swimming pool element is again formed as a partial basement structure recessed onto the sloping site with a green living garden roof providing a sustainable garden amenity space. This revised design makes provision for a slightly smaller extension than previously approved together with some adjustments to move the building away from the western boundary and public highway. These proposals will again be completely screened by the retention of the dense western boundary hedge.

The smaller single storey extensions to both the kitchen and living rooms remain almost exactly as previously approved. It is however proposed to demolish the existing single storey

oak framed sunroom building and replace this with a new sun central sun room structure also providing a new location of for the stairs to access he lower basement swimming pool.

The kitchen and living roof structures are contemporary flat roof structures providing modest external terraces for the first floor bedrooms.

This latest scheme also makes provision for roof mounted PV to the host dwelling and the omission of Brise Soleil to the lower ground floor.

Planning History

Planning approval for a rear single storey basement pool structure, subsequently secured in perpetuity, was granted in 2017 (ref: 17/01278). The basement pool element of these application proposals seek to wrap up and gain approval for the changes to the element of the project.

Planning consent for 2nr rear single storey extensions to the kitchen and living room was achieved in 2017 and subsequently secured in perpetuity (ref: 17/01277). These extensions together with a further extension to replace the existing oak framed sun room also form part of these proposals. In the main however, the extent and nature of these proposed extensions remains generally the same and directly comparable.

Planning consent for a virtually identical scheme to that now submitted (notwithstanding the minor tweaks outlined above) was granted on the 1st December 2022 (ref: 22/01924/ HOUSE)

Areas

New basement pool space: 265sqm

New single storey rear extensions to kitchen, living room and new central sun space: 90sqm

Floor Area of Oak sun room to be demolished: 29sqm

Drainage

Storm drainage will be discharged to a soak away on site

Foul drainage will be connected into the onsite sewerage system.

Arboricultural Considerations

The proposals contained within this application will not adversely affect any relevant trees, furthermore the extent of these proposals remains the same as that already approved by MDDC.

Ecological Considerations

This submissions includes the provision of a preliminary Ecological Assessment report from Brookside Ecology together with the results of further bat emergence surveys and details of suitable mitigation provisions all approved as part of the previous application. We therefore confirm that these provisions will be maintained and followed by way of these updated proposals.

Construction Management Plan

A construction management plan has also been submitted alongside the other relevant information continued within this application to directly address the requirements set out in the recommencement condition (no.4) which formed part of the approval for the previous scheme. We trust therefore that this will mitigate the requirement for a further similar condition with any approval in due course.

Conclusion

These design proposals have been formulated to seek consent for some variations and improvements to various designs schemes already consented by MDDC. These proposals do not introduce any additional significant design items that would be of concern in term of policy compliance. We therefore trust that MDDC will find these amended proposals and offer support for the application.