



**Planning, Design and Access Statement in support of a Planning
Application**

**For the proposed replacement of the existing garage with a 2-bay
carport and store and an office studio behind.**

**At
Higher Yellowford,
Thorverton,
EX5 5JR**

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Introduction

This planning, design and access statement has been prepared to accompany a householder planning application submitted to Mid Devon District Council. This application seeks planning permission to replace the existing rundown garage with a 2-bay carport and store and an office studio behind at Higher Yellowford, Thorverton, EX5 5JR.

The purpose of the planning statement is to provide the local planning authority with the relevant background information to the proposal and the necessary objective criteria to address the key development control issues associated with the determination of this application.

This document will firstly outline the site location, the surrounding area and the relevant overarching planning policy framework, before justifying the design, access and any other material planning considerations for the proposed development.

In line with Local Plan policy DM11, the proposal presents a modestly scaled and functional form of ancillary development to complement the existing dwelling. It is considered that the proposed designs would allow for the desired garaging, storage and office space needed for the applicants. The property features a substantial sized curtilage to accommodate the proposal, and the designs respect the size, appearance and position of the existing garage it replaces, the dwelling and the neighbouring buildings without creating any harm or adverse impacts.

The Site and Surrounding Area

The proposed development site at Higher Yellowford is situated in the small hamlet of Berrysbridge, 1.5km to the south of the village of Thorverton. In policy terms, the site is classified as 'countryside'.

The Location



Site Location: (Image reproduced from Google Maps 2023)

The site is not situated within a Conservation Area or an Area of Outstanding Natural Beauty, nor is the site listed. The site lies approx.—37.3m east of Grade II listed building, the Berrysbridge House. Additionally, the site is located within flood zone one.

The site features a detached dwelling within a spacious curtilage, including the existing rundown two-bay garage. Neighbouring dwellings border the site on the northern, eastern and western elevations. The proposal is a form of ancillary development that creates no adverse impacts or harm upon the site or its primary surroundings effectively.

Planning History

Having researched the Mid Devon District Council planning history website, it shows that there have been no planning applications submitted in relation to the site at Higher Yellowford, Thorverton, prior to the submission of this householder application.

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Policy Context

The following section of this design and access statement highlights the current national and local planning policies relevant to the proposed development.

National Policy Context

The revised NPPF was published on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. The revised framework replaces the previous version of the NPPF published in February 2019, with a presumption in favour of sustainable development remaining at the heart. The following paragraphs from the revised NPPF are relevant for the determination of this application.

Under Chapter 12 – Achieving well-designed places, Paragraph 130 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.*

The proposed development seeks to improve the functionality of the dwelling and the living conditions of the occupier. The design of the garage and carport will be high quality, respect the surroundings, and will sit comfortably within the site context, in accordance with the aims of paragraph 130.

Local Policy

Mid Devon District Council voted on the 29th July 2020 to adopt the Local Plan 2013-2033 following the receipt of the Planning Inspectors report which concluded that the plan was 'sound'. The policies within this adopted plan carry full weight in the determination of planning applications with the relevant policies for this application being the following.

S9 – Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

- a) *High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;*
- b) *The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land where possible;*
- c) *The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) *Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife balanced with the wider sustainability benefits of renewable energy;*
- e) *The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*

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- f) *The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated sites and undesignated sites, development will support opportunities for protecting and enhancing species populations and lining habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) *The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

S14 – Countryside

Development outside the settlements defined will preserve and where possible enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria including:

- 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.

g) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;

h) Suitably sized rooms and overall floorspaces which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and

i) On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'.

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 the development.

DM11 – Residential Extensions and Ancillary Development

Extensions to existing dwellings and other ancillary development will be permitted provided that they:

a) Respect the character, scale, setting and design of existing dwellings;

b) Will not result in over-development of the dwelling curtilage; and

c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.

Taking into account the above national and local planning policy requirements, it is considered that the proposed development fully complies with the above policy descriptions, as the remainder of this statement will demonstrate.

The Use and Case for Permission

The case for permission is set out in the subsections below and demonstrates how the development proposal meets with the key planning policies contained within the Mid Devon Local Plan.

The proposed use of the development is to provide secure and covered parking for two vehicles, an attached store and an office studio that will sit behind the carport. The proposed development remains incidental/ancillary to the current Higher Yellowford property. The replacement garage and office studio will significantly benefit the applicants and provide an additional amenity for the occupiers of the property.

As policy DM11 states, ancillary residential development to dwellings is acceptable in principle and will be permitted where they respect the character, scale, setting and design of the existing dwelling, will not result in overdevelopment and will not have a significantly adverse impact on the living conditions on the occupants of neighbouring dwellings which the remaining parts of the statement will demonstrate.

As such, the proposal is considered an appropriate form of development in this location to complement the existing dwelling and meet the applicants needs for undercover vehicle parking, storage and office space, alongside enhancing the standard of residential amenity of the dwelling for both the existing and any future occupants to fully comply with local plan policies S13, DM1 and DM11.

Layout, Scale and Appearance

The proposed amount and layout are further shown in greater detail on the accompanying proposed plans.

Regarding the proposed materials, the carport and store will include the following, walls will be of brick plinth to 600mm, then timber in a dark stained, painted or burnt colour, a slate roof, a wooden door, and it will feature oak or fir posts. The office studio building's proposed materials will include walls with (grey fibre cement) dark painted wood cladding, a metal roof, and grey uPVC double-glazed windows and doors.

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The material choices provide both a simplistic and cost-effective option for the applicants, whilst allowing the proposed designs for the building to integrate well and remain in keeping with the existing dwelling and the surrounding area. The proposed office studio has been placed behind the replacement garage to minimise the visual impact.

The replacement garage and the office studio proposed respect the character, scale, setting and design of the existing dwelling and would not result in the overdevelopment of the dwelling curtilage. Therefore, this proposal adheres to the local plan policies S9, S14, DM1, DM5 and DM11 effectively as an appropriately scaled proposal, respecting the scale and form of the existing dwelling, site and the primary surrounding area.

Landscaping

The proposed landscaping is shown on the Landscape Plan submitted alongside the planning application.

With respect to the materials, the siting and scale of the development, apart from the construction of the replacement garage and office studio, the proposed development retains the remaining surrounding domestic garden as the existing. The proposal, when viewed, will remain in keeping with the existing site and with the proposed landscaping, the proposal complies with policies S9, DM1, and DM11.

Access and Parking

As part of the development, no changes are proposed to the access or parking arrangements to the dwelling. No additional vehicle movements are associated with the proposed development, and no harm is created upon the adjoining highway network. As such, the proposal is considered to fully comply with policies DM1 and DM5 effectively.

Ecology Survey

A preliminary visual assessment for bats and breeding birds of land and the existing garage at Higher Yellowford, Thorverton, was carried out by Western Ecology Ltd, with the survey report

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dated 6th March 2023 accompanying this application submission. The survey report concludes that there was no evidence of bats or breeding birds associated or within the structure.

Surface Water Drainage Strategy

Surface water will continue to be managed in accordance with the existing arrangements. The site is situated solely within flood zone one, and there is no risk of flooding in this location or elsewhere as a result of the small-scale development. As such, the proposal sustainably adheres to local policy DM1.

Conclusion

The proposed development for the replacement of the existing garage with a 2-bay carport with a store and an office studio behind at Higher Yellowford, by virtue of its scale, massing, design and location, is not considered to harm the visual or functional amenity of the site, its primary surroundings or the adjoining highways network.

The proposal is a modestly scaled and functional form or ancillary residential development which will complement the main dwelling at Higher Yellowford to provide the required garaging, storage and office space which would not result in the overdevelopment of the dwelling curtilage.

Overall, the proposal is considered to satisfy all the relevant provisions from the revised national planning policy and adopted local planning policies S9, S14, DM1, DM5 and DM11 of the Mid Devon Local Plan (adopted July 2020), in a manner which maintains and supports the distinctive character and appearance of the main dwelling, and there is no reason why full planning permission should not be granted.