

# ET Planning

*Planning, Design and Access Statement*

Client:

Ms Courtney Maunder

## **Brook House, Whalley Lane**

**Uplyme, DT7 3UP**

*Demolition of existing side and rear extension and the erection of a new side and rear extension, with roof dormer and external staircase.*

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# 1. Introduction

- 1.1 This statement is produced to support a planning application for the demolition of existing side and rear extension and the erection of a new side and rear extension, with roof dormer and external staircase.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Inside Out Your Space and Chapman Geotechnical:
  - Proposed Ground Floor Plan (168 STEP 2\_01)
  - Proposed First Floor Plan (168 STEP 2\_02)
  - Proposed Second Floor Plan (168 STEP 2\_03)
  - Proposed Roof Plan (168 STEP 2\_04)

- Proposed Front and Side Elevations (168 STEP 2\_05)
- Proposed Rear and Side Elevations (168 STEP 2\_06)
- Proposed/Existing Site Section (168 STEP 2\_07)
- Site Location/Block Plan (168 STEP 2\_08)
- Existing Ground Floor (168 STEP 1\_01)
- Existing First Floor (168 STEP 1\_02)
- Existing Elevations (168 STEP 1\_03)
- Proposed Garden Scheme
- 1097-R-001 – Ground Stability Assessment (Chapman Geotechnical 8<sup>th</sup> June 2023)

1.4 The relevant application fee of £206 will be submitted by the applicant separately.

## **2. Site Location and Description**

2.1 Brook House is a detached dwelling, sited within a spacious plot. It takes access onto Whalley Lane on its western side. It is located within the parameters of the defined settlement of Uplyme and within the AONB.

2.2 The housing mix in the immediate vicinity is characterised by a diverse range of detached, semi-detached dwellings and bungalows. There is a variety of roof forms on display, with gable and hipped roofs visible with numerous examples of dormers.

- 2.3 It is surrounded by a cluster of residential development; however, the only residential property in near proximity is the adjoining plot to the immediate south known as 'High Meadow'.

### 3. Planning History

- 3.1 83/P0312 – *Extension* – Granted 31/03/83
- 3.2 80/P2049 – *Extensions & Alterations* – Granted 09/01/81

### 4. Development Proposals

- 4.1 The proposal involves the replacement of existing rear and side extension with new extensions, inclusion of a new dormer, roof alterations an external staircase.
- 4.2 The National Design Guide (2019) identifies that "*well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time*" (para 120-121).
- 4.3 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.4 **Use and Amount:** The proposal is for the demolition of existing side and rear extensions and erection of a side and two-storey rear extension with roof dormer, alterations and external staircase.

- 4.5 **Layout and Scale:** The proposed building will constitute a 5-bedroom dwellinghouse. The accommodation has been laid out to maximise the internal space and light afforded, with a large open plan kitchen/dining area, double garage on the ground floor, a study and gym on the first floor and two additional bedrooms in the second-floor roof space.
- 4.6 The overall ridge height of the extended dwelling would be approximately 8.36m to accommodate the habitable roof space, where the existing dwelling is 6.57m.
- 4.7 **Landscaping:** There are no trees on the site that would be impacted by the proposed development. The front garden will accommodate a sophisticated landscaping scheme, with beautifying features such as trees, water features, pergolas and rose arches.
- 4.8 **Appearance:** The building has been designed such that externally it shall emulate the character of the original dwelling and the diversity of the wider area. The materials used would seek to closely reflect the original dwelling at the site so as to remain in keeping with the appearance of the existing site.
- 4.9 **Access & Parking:** The site contains 3no. parking spaces, with 2no. internal in the new double garage and 1.no to the front of the property. Therefore, sufficient parking spaces are available to meet the parking requirements. The access arrangements are unaltered from the existing house.

## 5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.

- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 126 identifies that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*, whilst paragraph 134 states that significant weight should be given to *“outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- 5.4 The National Design Guide builds on the above and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
- 5.5 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be

determined in accordance with the Development Plan, unless material considerations indicate otherwise.

- 5.6 The site falls within an Area of Outstanding Natural Beauty. Paragraph 172 of the National Planning Policy Framework, highlights that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, The Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues”*
- 5.7 East Devon Council are currently developing a new emerging plan and are moving through the process. Therefore, these policies will hold some weight in the determination of any applications. The Adopted Local Plan (January 28<sup>th</sup> 2016) will be primarily used, where it is consistent with the most recent iteration of the NPPF (National Planning Policy Framework).
- 5.8 **Strategy 6** (Development within Built-Up Area Boundaries) details that proposed development that exists within the parameters of the settlement is encouraged, to accommodate growth and development. It is stated that within these boundaries, development will be permitted in cases where:
- *It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.*
  - *It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.*
  - *It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape, or historic interests.*



- *It would not involve the loss of land or local amenity importance or of recreational value;*
- *It would not impair highway safety or traffic flows.*
- *It would not prejudice the development potential of an adjacent site*

5.9 It is considered that the proposal is in full accordance with **Strategy 6** and the details of which, will be explored in later sections.

5.10 **Character and Appearance of the Area:** The proposed development would replace existing built form and increase the footprint, scale, height in a sensitive manner that does not result in an excessive visual impact.

5.11 **Policy D1** (Design and Local Distinctiveness) of the adopted local plan places emphasis on high quality design that relates to and reflects the character and context of the dwelling and surrounding area.

5.12 The topographical makeup of the site is on a sloping terrain and therefore, the spatial dynamic between 'Brook House' and neighbouring plots is somewhat detached and there is no consistent rhythm or established pattern to the housing on Whalley Lane.

5.13 The immediate streetscene is characterised by properties that have been extended and altered in and are represented by a diversity of forms, aesthetics, and styles. There are multiple recent examples of extended and modified dwellings along Whalley Lane, which typically includes dormers and roof alterations. These include:

- 22/1128/FUL – *Raising of pitched roof, replacement of flat roof with pitched roof, addition of 2 No. dormer windows and installation of cladding* (Approved)
- 22/0965/FUL – *Construction of detached garage* (Approved)
- 21/0052/FUL – *Construction of side and rear extensions, provision of cladding, and alterations to first floor side facing window* (Approved)
- 20/0070/FUL – *Construction of porch, timber outbuilding and provision of cladding to front elevation* (Approved)

5.14 The proposals will involve the change of the roof form, which is an attractive, thoughtfully designed conversion that is sympathetic to the immediate area.

5.15 The materials include timber cladding, oak and render. As stated above, the surrounding housing is varied, with no discernible pattern of forms and material; and dormers are a commonplace feature. Whilst the dwelling is separate from the surrounding dwellings, the rendered finish will use a muted palette of greys and beige which integrate effectively in the existing street scene.

5.16 Application **21/0052/FUL** and **20/0070/FUL** both specifically include the provision of timber cladding, illustrating that this material is enmeshed in the character on Whalley Lane, in addition to brickwork.

5.17 It is considered that although scale, bulk and footprint is upscaled, this is mitigated by the plot orientation, its relationship to other dwellings and the prevalence of boundary treatments, with trees and hedgerows providing an effective layer of screening.

- 5.18 In particular, the garage and study with gym above have been designed so that only a minimal part of the built form will be read from the building's frontage, with the remainder of the building sloping away from the frontage of the building, lessening its impact. This element of the extensions is subservient to the main dwelling, sitting well below the eaves height of the main part of the house.
- 5.19 The East Devon District Council Householder Design Guide (2018) includes the general principle that with regards to building proportions it states that "*the size and design of extensions should normally be subservient to the existing dwelling to allow the original building to remain dominant*". The garage maintains a high degree of subservience, thereby, minimising the cumulative visual impact,
- 5.20 While the overall height of the main part of the house has been raised, the roof has been hipped to minimise the bulk of the extension, with a small dormer to the front which breaks up the built form. The dormers on the gym element tie the two elements of the dwelling together.
- 5.21 The extensions have, therefore, been sensitively designed to create a high-quality dwelling which sits comfortably within the plot and therefore, the impact on the character of the immediate street scene is minimal and in accordance with **Policy D1**.
- 5.22 **Residential Amenity:** Due to the topography of the site, the additions will not result in any loss or light to neighbouring dwelling, as demonstrated on the site section.
- 5.23 Furthermore, the specific conditions created by the placement of the plot that is considerably set-back from the highway, in addition to the sloping of the land, ensures that the proposed extensions do not increase the visual impact of the dwelling to any harmful degree. The section demonstrates that the dwelling will sit lower than the

neighbouring property Treetops, minimising its visual impact on that dwelling and ensuring that it does not result in an imposing form.

5.24 The side extension, which comprises the double garage, will be partially visible from Whalley Lane. However, it does not constitute a habitable room that would generate a threat of overlooking. The rear extension and dormer are rear facing and are concealed from Whalley Lane and Lyme Road.

5.25 Although the proposal involves an increase in height, bulk, scale and footprint of the existing building, this is relative to the size of the plot and space available. The site benefits from its orientation and positioning, set back from the highway (Lyme Road) to the rear of High Meadow. As is illustrated from Fig 1, visibility from the main street frontage is largely obscured by the angling of the slope and the fenestration lining the boundary of the dwelling.



*FIG 1 – Street scene view from Lyme Road*

5.26 The Proposed Section plans demonstrate that the extensions will comply with the 25-degree rule and therefore, the privacy of the neighbouring dwelling will be safeguarded. Further to this, the new first-floor windows included on the eastern side elevation will not create any direct sightlines, due to the alignment of the plots. The adjoining plot to the east has built form that is concentrated to the front of Lyme Road, therefore, will not be impacted to any degree.

5.27 Thus, as the reasons stated above, there are no direct sightlines created into neighbouring dwellings and subsequently, no threat of overlooking. The extensions will be partially built over the footprint

of the existing and will seek to maximise space on-site to accommodate the family and their needs.

- 5.28 Despite the increase in the size of the existing dwelling, the plot size ensures that there is generous private amenity space for the occupants of the dwelling; and the dwelling meets and exceeds the nationally prescribed space standards.
- 5.29 The proposal therefore respects the amenity of nearby residential properties while providing a high quality of amenity for the occupants of the extended property.
- 5.30 **Trees and Landscape: Strategy 46** (Landscape Conservation and Enhancement and AONBS) of the adopted local plan relates to development in the AONB and that proposals will be considered if they are sensitive and help conserve and enhance the quality of the landscape character, ***particularly in AONBS.***
- 5.31 It is considered that the development pertains to the extension and alteration of a dwelling that has already been subject to some enlargements, which is characteristic of this pocket of development. Additionally, due to the existing landscape elements that soften the appearance of the property and obscures views from the road, it is considered to result in minimal harm to the AONB.
- 5.32 Further to this, the landscaping & garden scheme produced by Inside Out will seek to enhance and conserve the beauty and unique quality of the AONB, through the planting of trees, flowers and greenery. It is acknowledged that there is no loss of existing trees and the overall impacts would be minimal, due to the scale and nature of the development.
- 5.33 It is highlighted within **Strategy 46** that development will only be permitted where it *“does not undermine landscape quality”*. To

ensure the proposal is policy-compliant, a Ground Stability Assessment was conducted by Chapman Geotechnical (Ref: 1097-R-001) to determine this.

5.34 It was concluded in the Geotechnical report that “*the construction of the proposed extensions and alterations are **unlikely** to affect the overall stability of the site or surrounding area, either, in the long-term or in the short-term during construction*”. Therefore, the integrity of the landscape is unaffected by the development.

5.35 **Transport and Parking:** East Devon Council do not have fixed parking standards, but instead **Policy TC9** (‘Parking provision in New Development’) provides an outline:

*As a guide at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms.*

5.36 Therefore, it is considered that for the proposed 5-bedroom set-up, there are already enough parking spaces. The parking arrangements for this development will increase provision on-site, with the introduction of the double-garage.

5.37 The proposal will not alter existing access arrangements. The site is easily accessible from Whalley Lane, which is a quiet, private lane. The proposed development would not strain the highway network or result in a significant increase in vehicular movements.

5.38 **Refuse Provision:** Adequate refuse provision is already established for the occupants of the existing dwelling at the site, and this will be maintained for the prospective occupants of the extended dwelling.

5.39 **Drainage and SuDS:** The site falls within Flood Zone 1 and is less than 1-hectare. Therefore, it is not considered that flood risk should

limit the proposed development. Any required details can be secured by planning condition.

- 5.40 As advised in the Ground Stability report, due to the slope instability that characterises the Lyme Regis area, surface water should be disposed via a suitable piped disposal system.
- 5.41 **Contamination:** The site is not on land which is suspected to be contaminated. This coupled with the residential nature of the proposed development determines that this aspect is not considered relevant.
- 5.42 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished; however it is proposed that the development would conform to Part L of the Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through:
- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
  - B. Use of locally sourced, recycled materials and labour where practicable;
  - C. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;



- D. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- E. Secure cycle provision to encourage sustainable modes of transport;
- F. 'A' rated electrical appliances and energy saving light fittings;
- G. 'A' rated double glazed windows with natural cross ventilation provision;
- H. Water butts fitted to the rainwater down pipes for watering the garden;
- I. Recycling of waste construction materials where practicable;
- J. Permeable driveway/parking spaces to avoid increase in surface water runoff;

5.43 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.44 **Community Infrastructure Levy:** The proposed development is CIL liable, given the proposed new floor area is over 100sqm. The relevant forms have been completed and submitted with this application.

## **6. Conclusion**

6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.

6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered that the proposed

change of use is acceptable in principle and would be without adverse effect on the character of the area or the amenity of neighbouring residents.

- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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