

Design and Access Statement:

Use:

The existing site will be used for the proposal of a change of use (on the existing converted building) to holiday accommodation.

Amount:

The proposal is to develop further holiday accommodation with associated access.

Layout:

It is proposed that access will be taken from the highway through the existing entrance and drive to the large parking area that is in the courtyard.

The holiday unit faces East with a garden area to the South. Parking is in the existing courtyard parking area to the East.

Scale:

The principal elevation wings are 15.9 metres wide x 4.8m deep with a height to eaves of 2.4m and an overall height of 5.4 metres

The internal footprint of the building is approximately 66 square metres.

Landscaping:

Where it is feasible disturbance to the existing landscape to be kept to a minimum. It is hoped that over time indigenous plants and trees found in the area will be planted to soften the development.

Appearance:

The appearance of the building will remain unchanged. The building will have a tiled roof with rendered/cob walls with timber/metal windows and doors and a metal profile/ composite roof.

Access:

Will be taken via the existing entrance on to the highway, this access has good visibility onto the highway.

It is considered that the dwelling is an appropriate form of development and that the proposal is in line with the relevant national and local policy requirements (below) which establishes the principle of Tourism development in this location.

Policy DM22

Tourism and leisure development

Proposals for new or expanded tourism, visitor or leisure facilities will be supported within or adjacent to defined settlements. Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, avoiding an unacceptable traffic impact on the local road network.

Development proposals must:

- a) Respect the character and appearance of the location;**
- b) Where appropriate, involve conversion or replacement of existing buildings; and**
- c) Demonstrate that the need is not met by existing provision within nearby settlements.**

4.66 Tourism plays an important role in generating income for local residents. Devon is a very popular tourist destination, providing leisure and recreation activities for its own residents and those visiting the county. Despite a number of small scale attractions and places to stay across Mid Devon, tourism is less developed than within other parts of the county, partly reflecting the district's inland location and distance to the coast.

4.67 Tourism and leisure development is generally welcomed, providing employment and a means of supplementing rural incomes. However, it can have negative impacts on the surrounding area if located insensitively, being out of scale with its context or by failing to take account of local character and appearance. The policy seeks to locate most development within or close to defined settlements, where local shops and facilities are most accessible and stand to benefit the most. Sustainable development will be approved in accordance with Policy S1.

4.68 Applications for tourism and leisure development in the countryside will need to be justified by the applicant. The Council will require a marketing strategy and business plan to be submitted, to explain how the development will achieve a high quality tourism product that meets demand. Proposals must demonstrate that their benefits outweigh any harm and that they do not cause an unacceptable impact to traffic on the local road network. Tourism and leisure development should benefit local businesses, the environment, communities and visitors in the long-term, so the Council will seek the right form of development in the right location, with evidence that the need is not already being met by existing provision. In demonstrating unmet need for tourism proposals outside settlement limits, applicants should have regard to the Council's Tourism Study, available on the Mid Devon District Council website.

4.69 Evidence supporting a countryside location should be proportionate to the scale and nature of the tourism proposal being considered. For instance, the conversion of a barn to tourist accommodation is permissible in principle under Policy DM9 (conversion of rural buildings) and is often dependent on an agricultural character which would not be found in a nearby town or village. Larger tourism attractions such as animal sanctuaries, museums, outdoor activity centres or hotels may have a significant impact on the countryside and the local road network, so in these cases more comprehensive supporting evidence will be required.