

## Design and Access Statement

**Proposed Householder Application for:** Single storey west extension, small single storey extension to south with small roof terrace, porch and solar panels.

**At:** Rialto Barn, Burcott House Farm, Wookey, BA5 1JU

### **Background:**

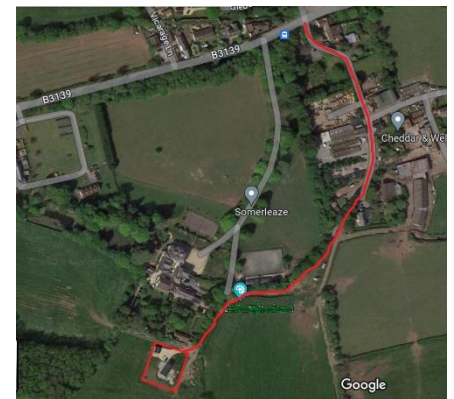
The site was built as per planning application 2016/1990/FUL which was completed in 2018 by use of local contractors and Mr and Mrs Lansdown.

Mr Lansdown works for a local historic and conservation building company which meant in their own time were able to complete a lot of the project themselves.

The house is built on Mr Lansdowns grandparents farm and the other residents on the farm being grandparents, parents and cousins.

The house and garage were built to approved plans and have enhanced the current appearance with previously a derelict uncompleted barn.

The house has been built to high specification with materials oak, timber frames, natural stone, and slate roofs throughout.



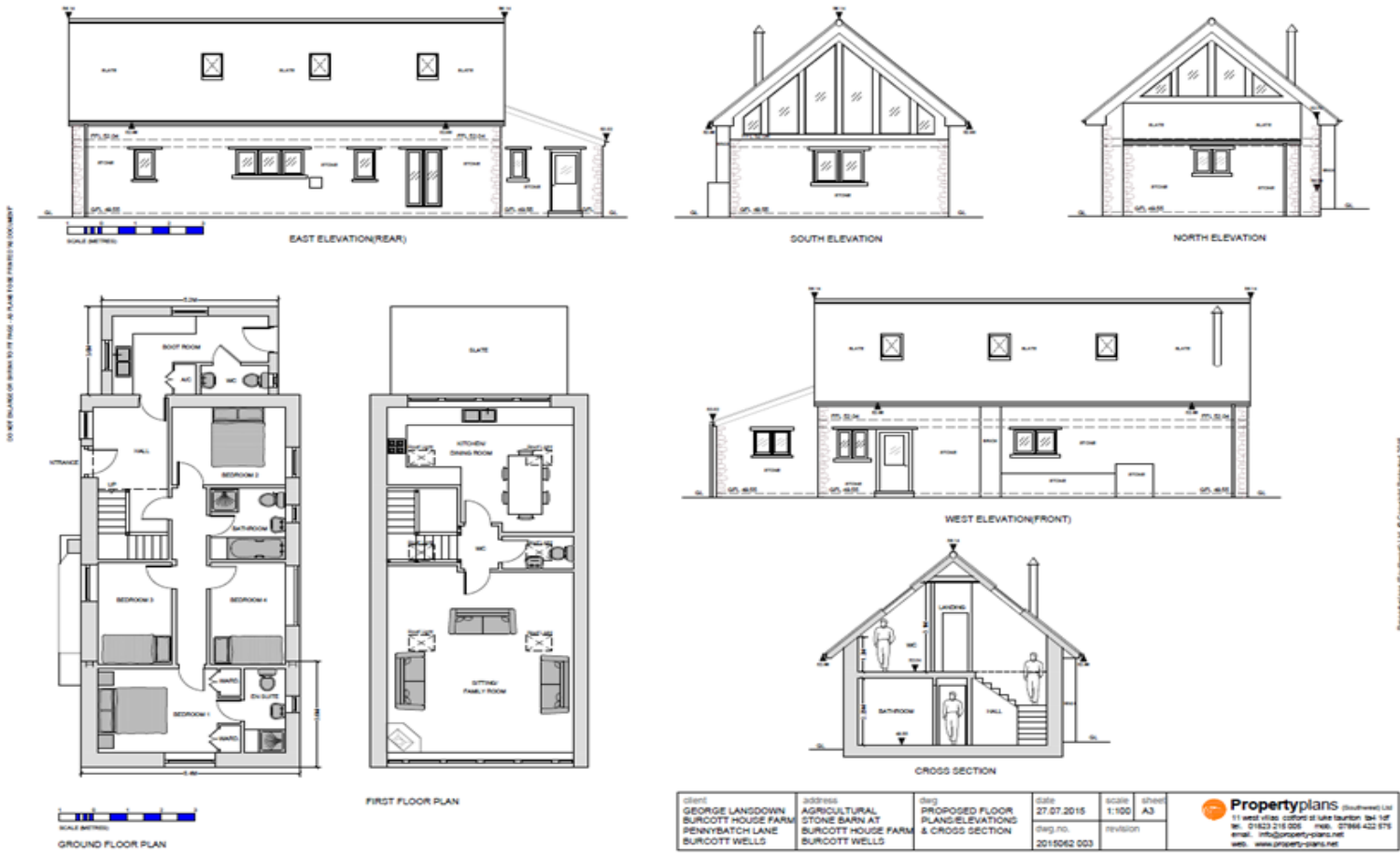
**Picture 1: Existing West Elevation**

**Picture 2:– Garage with solar panels**

**Picture 3: Google maps**

The garden landscaping was prepared and completed by local contractors and planting for hedgerows, bee pollinating plants has begun with Mr Lansdown as a beekeeper

Existing plan:



Planning Proposal:

Since living in the house since Oct 2018 and now having two small children, two small extensions are proposed within the current curtilage of the property to make better use of the space to suit the growing family and link the house with the outside garden.

1. South extension Proposal

The proposal seeks approval for a small extension to the south of the property which would extend the current master bedroom for storage as there is currently very limited space whilst being able to extend the first floor to the same extension length for a small roof terrace. Also allows internal reconfiguration to enlarge the two smaller bedrooms to allow for storage.

The 2m extension will only impact the current patio layout and leaving the natural stone wall and soft landscaping, still leaving the ability to walk around the house via the patio.

The current living room on the first floor becomes very over heated to +30 degrees in the summer and with only two small conservation roof windows that can safely be opened it makes the room unusable for parts of the year. Large blinds were installed in 2019, however have only impacted the heat slightly.

client GEORGE LANGDOWN SURCOTT HOUSE FARM PENNYBATCH LANE SURCOTT WELLS	address AGRICULTURAL STONE BARN AT SURCOTT HOUSE FARM SURCOTT WELLS	diag PROPOSED FLOOR PLANS/ELEVATIONS & CROSS SECTION	date 27.07.2015	scale 1:100	sheet A3	<b>Propertyplans</b> (unaffiliated Ltd) 11 Wood Street, Colyton, Devon, TQ1 2JF Tel: 01823 216 025 Fax: 01823 216 026 Email: info@propertyplans.net Web: www.propertyplans.net
		2015062 003	revision			

The current gable window does have two small windows on the left and right hand side which can be opened but these are not practical to open with children or pets as it's a 2.8m drop to the patio underneath.

Therefore, a proposal for a roof terrace with enclosed area with stairs leading to the garden for access will mean we can adjust the current window/door layout to be able to open for ventilation.

We will also change the glass to solar reducing glass and extend the roof by 400mm to help further.

The proposed extension will continue the use of natural stone and timber cladding materials and finishes that will match the existing house and will therefore maintain the character and appearance of the agricultural barn, whilst being obviously an extension in the vernacular fashion.

The south end of the property is not visible from any house/road or public footpath area and is made up of agricultural fields owned by Mr Lansdown's grandparents and therefore will not create any direct overlooking to any other properties.



**Picture:** South view from east elevation



**Picture:** South view from west elevation



**Picture:** View from house south elevation



**Picture:** House from South elevation from field





Picture: Internal view of gable window south elevation

## 2. West extension proposal

The west extension proposal is for a family room and bedroom 3.9m x 7.6m which is within the current patio layout not impacting any soft landscaping or existing natural stone walls.

As the house is an upside down house having an area downstairs for a family room which links into the garden will be useful when looking after the children and be more practical. The bedroom extension is an adjustment to current layout downstairs and not an additional bedroom, still maintaining a 4-bedroom house.

The materials would match traditional agricultural barn style being timber frame cladding with stone plinth.



## 3. Porch

A proposal for porch for front door of property will enable being able to take off our muddy wellies in a dry area. Living on a farm there is lots of mud for approximately half of the year. The porch does not impact any current landscaping or views and would be made of oak and stone.

#### 4. Solar panels

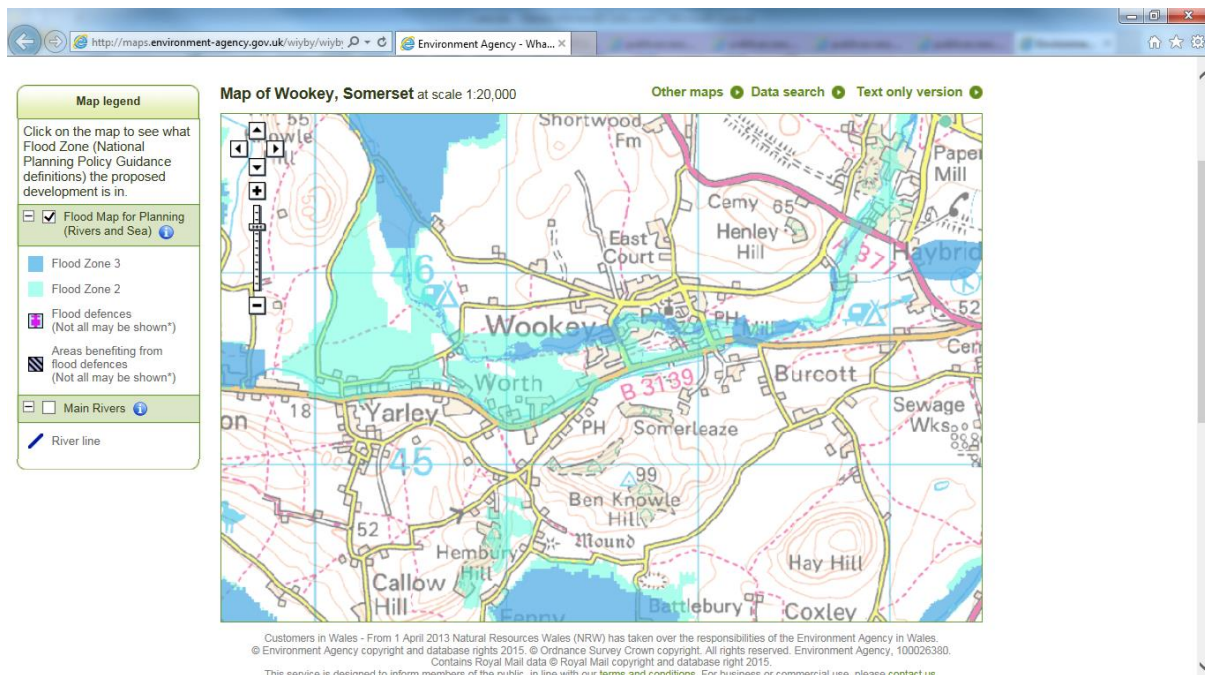
Solar panels are proposed on the new west extension roof.

Further assessment with solar company would be required to make best use of having renewable energy, especially in the current economic crisis with energy bills soaring.

Therefore, seek planning permission for additional solar panels.

#### **Floodzone Risk Assessment: (Local Plan Policy D1)**

Located in Flood zone area 1 with flood defences which is an area of low probability of flooding and therefore believe no further assessment is required.



#### **Transport Assessment: (Local Plan Policies D13, D14)**

Required for development that is likely to result in a material increase or change in the traffic, affect a classified road or proposed highway, involve the laying out or construction of a highway or access or impact on other modes of transport.

As this does not increase bedrooms or current family arrangements, we believe this is not applicable for this application.

#### **Biodiversity Survey and Report: (Local Plan Policies D20, D21 and D23)**

A Bat survey would be required if works are proposed in loft spaces or outbuildings, within Bat Consultation Zones, rural areas or in close proximity to a woodland or watercourse. Therefore, we believe an assessment is not required for this application due to extension of existing dwelling.

An assessment was carried out as per application 2016/1990/FUL and 'no signs of bats was concluded'

### Landscape and Visual Impact Assessment: (Local Plan Policies D19, D30)

Required for developments that have the potential to result in a significant visual impact which may include, Solar and wind energy projects or development in the open countryside or AONB.

The site already sits within a well landscaped curtilage and there are no proposals to implement any further landscaping or impacts to the current approved setting.

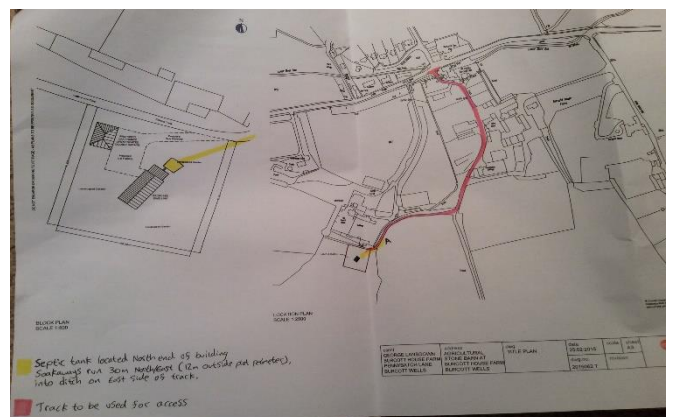
### Phosphate Mitigation

The current property has an onsite treatment plant which drains into local ditch as was unable to connect to the main sewers.

Somerset CC has recently advised that the following guidance applies: *Small discharges to ground, i.e. less than 5m<sup>3</sup>/day that is within the surface or groundwater catchment of a designated site, will present a low risk that the phosphorus will have a significant effect on the designated site where certain conditions are met:*

- *The drainage field is more than 40m from any surface water feature, e.g. ditch, drain, watercourse, and;*
- *The drainage field in an area with a slope no greater than 15%, and;*
- *The drainage field is in an area where the high water table groundwater depth is at least 2m below the surface at all times and;*
- *The drainage field will not be subject to significant flooding, e.g. it is not in flood zone 2 or 3 and;*
- *There are no other known factors that would expedite the transport of phosphorus, for example, fissured geology, known sewer flooding, conditions in the soil/geology that would cause remobilisation of phosphorus, presence of mineshafts, etc. and;*
- *To ensure no significant combined effect, the discharge to ground should be at least 200m from any other discharge to ground. The density of discharges to ground should also not be greater than 1 for every 4ha (or 25 per km<sup>2</sup>).*

Therefore, all of these conditions have been met with the current septic tank system and ditch and drainage.



Picture: septic tank in north of garden with ditch to east by farm gates.

## Summary

Since the original renovation of the property as per approved application 2016/1990/FUL the dwelling has been built to design and scale.

The proposal for extension to the west, south and porch does not exceed the curtilage of the property and only reduces the current patio areas therefore does not impact any soft landscaping.

The addition of solar panels to the roof will result in renewable energy and reduce the carbon footprint whilst helping with soaring energy bills.

The property is not overlooked by any neighbours and therefore the extensions has no impact to views or privacy.

There are no public rights-of-way on or adjacent the application site.

During the summer months the mature tree line along the farm hedgeline and surrounding houses within Somerleaze means the property is not visible at all from the road.

We believe the proposal accords with all relevant planning policies and will enhance the current living space for the Lansdown family.

A Pre application assessment was carried out and report provided by Somerset council from the original sketches as per reference 2023/0886/L1PA on 26<sup>th</sup> July 2023.

The report detailed the south elevation would be acceptable as the form of the barn continues.

The west extension required further assessment to address the concerns of the report on 26<sup>th</sup> July.

The senior officer visited site to review sketch 3 which shows an adjustment to the roof from a pitch roof to a lean to roof to the west extension. This amendment sympathetically extends the area to the west whilst maintaining the original design and appearance of the barn.

This was deemed acceptable as per the email provided by Simon Trafford on 11<sup>th</sup> September 2023 detailing "Sketch Option 3 drawing are considered acceptable and could be supported by policies DP1 and DP7 of the Mendip Local Plan".

Therefore, we believe the proposed plans have now addressed all concerns raised.