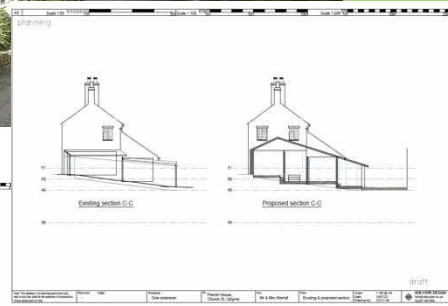
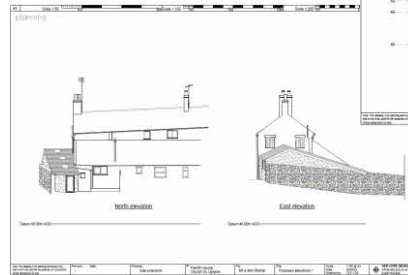


# Planning Application

## Planning, Design & Access Statement & Heritage Statement

Proposed Refurbishment of Existing Extension and New Window at Penrith House, Church St, Uplyme, Devon  
For Mr. & Mrs. Worrall



Footprint Futures  
Planning & Regeneration

October 2023



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October 2023

## **Full Planning Application Proposed Refurbishment of Existing Extension & New Window, Penrith House, Church Street, Uplyme**

### **1 Uplyme & Penrith House – General Location**

1.1 Uplyme is located some 1.5 miles from Lyme Regis and 4 miles from Axminster. Penrith House is located within the centre of Uplyme Village, close to all local amenities which include The Talbot Arms, the Village Hall, School and Shop/Post Office and petrol station; all of which are within a short walking distance. Uplyme is served by good bus services to Lyme Regis, Axminster and many destinations beyond, in both directions.

1.2 Penrith House is a semi-detached older property, accessed directly from Church Street, a one-way road that links the B3165 to the south, which is the main road through Uplyme with Pound Lane near the church and school, to the north. See Location and Site Plan in **Appendix 1**.

1.3 The property is a two storey, three bedroomed house which is joined to the adjacent property which is at higher level than Penrith, due to the steeply sloping nature of this part of Church Street. To the rear and lower side of Penrith is Wadham House, part of which immediately abuts the rear courtyard of Penrith, as the photographs in **Appendix 2** show. There is no off-street parking, but this is available on the roadside in Church Street itself, which is not heavily trafficked.

1.7 In preparing this statement, full regard has been had to the following documents and other features:

The National Planning Policy Framework 2021 [NPPF]

The East Devon Local Plan [Adopted 2016]

The East Devon AONB Management Plan

The Uplyme Neighbourhood Plan [Made November 2017]

The characteristics of the site and its environs

The details of the proposed development

The potential impact on the residential amenity of the nearby properties

The provision of services to meet the requirements of the refurbished extension.

1.8 In view of the fact that Wadham House is a Grade II listed building, careful consideration has been given to the design of the refurbishment, to ensure that there is no adverse impact on the listed building. The required **Heritage Statement** has been prepared and this is provided with this application and included within this overall statement.

1.9 As noted, photographs illustrating the site's characteristics and the neighbouring property are provided in **Appendix 2**.

## **2 Existing and Proposed Development at Penrith House in More Detail**

2.1 At present this side extension comprises a series of small rooms which include the following areas and uses and which together has a gross internal area (GIA) of 24.8 sq m, measuring 3.05 metres wide at the road end. It is 9.98 m long and narrows to 2.14 metres wide at the garden end.

- A store room for wood and other materials

- A utility area for the washing machine and drier

- An access passage way to the rear courtyard

- A WC

Due to the topography in this area the floors are sloped and there are steps between the different elements.

2.2 At the front of the extension are two wooden doors that provide access from the road, with a further door into this area from the kitchen. The northern wall which also forms the boundary wall with Wadleigh House's garden in stone and this will remain as it is. The southern wall is the main wall of Penrith, whilst at the rear, there is a doorway into the yard. The roofs are corrugation and plastic paneling. Overall, the existing extension is not properly integrated within the framework of the property itself, but this proposal and refurbishment aims to address this.

2.3 The aim therefore is to improve this extension area and integrate it properly with the house, so that it becomes a full utility type room within the property and is built to modern standards, with insulation to meet current building regulation requirement. Once refurbished, the extension will comprise the following:

- A newly constructed and insulated wall along the full length of the extension, set away from the existing stone boundary wall with Wadham House.

New stone copings along the top of the stone wall with flashing, replacing existing concrete tiles that are in place.

An improved store room at the roadside frontage of the extension

A new WC and shower room

Improved utility area/room

Small Studio

New Door to courtyard

Due to the sloping nature of the site, there will be steps down from the store room into the utility area and a further step down into the studio area.

The opportunity will also be taken to rationalise some existing and rather aged drainage pipes that serve the house at present.

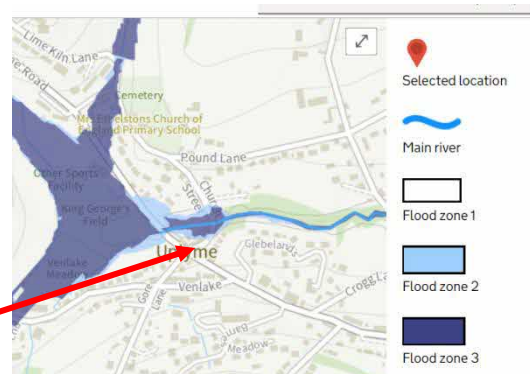
2.4 As a result of the construction of the new wall, the refurbished extension will be slightly smaller than the current space and comprise 21.1 square metres. The road frontage elevation will have a solid door, together with a window to one side designed to match those on the existing front elevation of the property. The roof of the extension will be pitched in the same plane as the main house with a relatively short section to the front elevation, but a longer, shallower sloping roof extending to the rear.

2.5 In addition a new window of dimensions 0.9 metres wide and 1.12 metres high to match the existing bathroom window is to be installed in the first floor side elevation, just above the new roof. This will provide additional light to the front bedroom of the property and if considered necessary, can be fitted with obscure glazing. This is all illustrated in the plans in **Appendix 3**.

2.6 As this development simply involves modest alterations to an existing dwelling, it is exempt from Community Infrastructure Levy charges.

### 3 Potential Flood Risk

3.1 Although Church Street leads down to River Lim, Penrith is set well away from the River and is outside Flood Zones 2 & 3 on the Environment Agency's flood risk map. As a result, no flood risk assessment is required. **Penrith House Site in Flood Zone 1 and well outside Zones 2/3.**



#### **4 National Planning Policy Framework, Local & Neighbourhood Plan Policies**

##### **National Planning Policy Framework 2021**

4.1 It would not be expected that the National NPPF would address the issue of extensions to residential properties, which are entirely a local matter. However, it does support the more intensive and reuse of land that has previously been developed and is generally supportive additional accommodation being provided.

One of the NPPF's Core Planning Principles, in Paragraph 17, is to:

- 1. encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value;***

4.2 The proposal does involve a more effective use of the space available and a more intensive use of an existing developed site, through the provision of an enhancement to the dwelling. The site is all hard surfaced with concrete, has no nature conservation or other biodiversity designations interests and is not within a Conservation Area.

##### **East Devon Local Plan and & Uplyme Neighbourhood Plan Policies**

4.3 A number of policies in both plans are relevant to this planning application, both in respect of the principle of development and the more detailed design aspects.

##### **East Devon Local Plan**

4.4 Uplyme is one of a limited number of settlements in East Devon that does have a Built Up Area Boundary [BUAB]. The site at Penrith House is located within the BUAB for Uplyme and the planned built development is only a refurbishment to an existing extension to the dwelling. However, Section 6.20 of the Local Plan states that:

***They [BUABs] define (within the boundary) locations where many development types, in principle, will be acceptable because they will complement objectives of promoting sustainable development.***

4.5 Strategy 6 of the Local Plan states as follows:

***Strategy 6 - Development within Built-Up Area Boundaries:***

***Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development.***

***Within the boundaries development will be permitted if:***

- 1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.***

**2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.**

**3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.**

**4. It would not involve the loss of land of local amenity importance or of recreational value;**

**5. It would not impair highway safety or traffic flows.**

**6. It would not prejudice the development potential of an adjacent site.**

4.6 Having regard to the criteria 1-6 in the Strategy 6, the following can be confirmed:

The proposed development would be:

- Compatible with the existing dwelling, its site and surroundings as it is both single storey and at a lower level than the main property, so subservient and no more evident than the existing extension.
- Its scale and position respects the setting of the property in the context of the adjacent property of Wadham House, with the rear slope of the extension's roof being below the sill of the first floor window and running back to a low level, so as to minimise and visual impact, when viewed from the end section of Wadham House and form Church Street.
- The new first floor window will simply match and balance the existing one in the side elevation.
- It would not affect demand for services and has no risk of flooding.
- It will have no adverse impacts on wildlife.
- It will not result in the loss of land of amenity importance.
- It will not affect highway safety.
- It would not prejudice development on any adjacent site.

4.7 In respect of the Local Plan therefore, there are no policy conflicts and indeed, there is a presumption in favour of development on this site.

### **Uplyme Neighbourhood Plan**

4.8 This was adopted or 'Made' by East Devon DC in November 2017. It contains the more recently agreed BUAB both in the Neighbourhood Plan and District Council's Villages Development Plan and this is shown in **Appendix 5** below. This clearly shows that the dwelling lies within the BUAB.

4.9 In addition, there are policies and other guidance in the Neighbourhood Plan that are relevant as follows. **Policy UHG1** confirms that development within BUABs will be supported.

**Policy UHG1 – Built-up Area Boundary**  
*The Built-up Area Boundary (BUAB) for Uplyme is shown on the Proposals Map. Proposals for development within the BUAB will be approved, provided that the requirements of Policy Strategy 6 of the Local Plan and other policies in this Neighbourhood Plan are met.*

4.10 Design Guidance in the Neighbourhood Plan is also provided and is relevant. This requires that new development:

- Should be compatible in scale,
- Not be visually dominant,
- Not be of a height that would affect views,
- Should not exceed the height of adjacent development,
- Provide vertical emphasis through window and opening designs

4.11 The proposed development meets these Neighbourhood Plan policies and guidelines as explained below:

The proposed development involves the refurbishment of the existing extension that is modest in size and is subservient to the main property, with the highest point of the new roof being below the existing and proposed first floor window sill levels.

The provision of a more domestic door and window on the Church Street frontage will result in the extension visually 'reading' very much as part of the main dwelling, compared with the somewhat utilitarian wooden doors that are currently present and which do little to enhance the property or the street scene.

Given the above, there is no prospect of the property adversely affecting public or indeed private views or vistas.

The design approach does propose a form of fenestration within the extension that has a vertical emphasis reflecting those elsewhere on the main front and side elevation of Penrith House.

4.12 The above references and evidence therefore demonstrate clearly that the proposal is compatible with all relevant Local and Neighbourhood Plan Policies.



## **East Devon AONB Management Plan**

4.13 Although, like the whole of Uplyme Parish, the site does lie in the East Devon Area of Outstanding Natural Beauty [AONB], there are no changes to the property which could be considered as having an impact on the AONB. As the photographs in **Appendix 2** showing the context of the site well illustrate, it is clearly apparent that this site does not at present, either impact upon or contribute towards the wider landscape quality of the Area of Outstanding Natural Beauty. Nor will the site or development adversely affect the AONB after the extension has been provided.

## **5 Other Material Planning Considerations**

5.1 In support of this application, it should also be noted that standard amenity and material planning considerations have been assessed and it can be confirmed that:

The scale and proportions of the development are compatible with those of the existing building.

The overall floorspace is the same as at present.

Careful consideration has been given to the amenities of the neighbouring property to the rear, even though its window which already overlooks the courtyard of Penrith House is set at a higher level.

Indeed the view from this rear property's window will be enhanced as the existing view is of a roof comprised of old, rather tatty, random materials whereas the new the roof will be all plain slate.

There will be no adverse effect on Wadham House, no loss of light, overshadowing or overlooking.

The design and materials used in the scheme and the existing property will be compatible, so that the front and side elevation above the existing stone wall will be consistent and be visually pleasing, with the use of painted render to match the painted stone of the existing property.

Windows and doors will be purpose made, painted wood.

There are no additional highway access or parking requirements or issues.

## 6 Statement of Heritage Assessment

6.1 It is emphasised that there is no work planned to any listed building as part of this planning application. This heritage assessment has been prepared in accordance with standard practice and experience and has had regard to advice in the National Planning Policy Framework as well as the East Devon guidance on assessing the significance of development on listed buildings, which is summarised below:

### Listed Building Description – Wadleigh House

6.2 A small part of Wadleigh House lies to the immediate rear of Penrith House and overlaps Penrith's courtyard, which is an historic quirk and something often found in older villages in Devon. The rest of Wadleigh House is set back away from the site of the existing and improved extension, with the front garden being the closest element to Penrith House. This is clearly shown on the location plan and in the photographs.

6.3 The Historic England database, as well as the Devon County Council Environmental Records System have been consulted. The Listed Building Description is as follows:

#### **SY 3293 UPLYME CHURCH STREET 27/586**

*Wadleigh House and Tor Cottage GV II*

*House divided into two. Late C18 stone rubble house. Slate roof with stone coping to south west gable end. Two storeys. Four window range, plus one window range set back to left hand (south west) with lower roof level. Sash windows with glazing bars, flat stone arches. Modern glazed door. Brick ridge chimney stacks.*

*Listing NGR: SY3255793332*

### National Planning Policy Framework - Proposals Affecting Heritage Assets

6.4 In Chapter 16, the NPPF does require that due regard is given to 'heritage assets' when development proposals are considered and so, it is appropriate to consider the visual impact of the proposed extension at Penrith House on features of heritage interest in this locality. As this proposal is in front of part of Wadleigh House, a Grade II listed building, a Heritage Assessment has been prepared and is set out below. However, there is already the existing extension in this position and it is only the marginal difference due to the change in the roof structure that should really be considered as part of any assessment of impact.

6.4 However, it is important to note that Section 189 [extract] and 190 of the NPPF states as follows:

189 *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.*

6.5 This, therefore, is the advice that has been followed in this case.

#### **East Devon Policies & Guidance**

6.6 The District Council has provided its own guidance for assessing the impacts of development on heritage assets, which have been followed.

#### ***Details of the proposal & background to the application including purpose of works and its justification***

6.7 The proposal is for the refurbishment of an existing single storey extension to the side of the property, set down at a lower ground level than the main house. The purpose of the extension is to provide improved utility and storage areas and to make the current extension more integrated with the main house, as at present, it has bare stone walls and a sloping concrete floor.

6.8 Clearly, the proposed development at Penrith House does not involve any works to the listed Wadleigh House itself. The only possible implications for the heritage asset would be if the extension at Penrith House were to have an adverse impact of the context or setting of the listed building and/or be visually intrusive when Wadleigh House was viewed from the public domain.

6.9 As the plans and description above demonstrate, the refurbished extension has a pitched roof which reflects that of the main dwelling, with the rear roof slope extending back towards the courtyard 2.2m high at its closest to Wadleigh House at the rear. This is comparable with the existing extension’s height of 2.6 metres.

6.10 The existing roof at the rear is flat whereas the proposed roof is sloped and slated, so the only change is that when viewed from part of Wadleigh House to the immediate rear, the plain, uniform long slope of the new slated roof will be seen, rather than a somewhat tatty and ad hoc mix of flat roofs of different materials. It is submitted this this aspect will be an improvement and therefore the 'setting' of this part of Wadleigh House will also be improved.

***Background to the application including purpose of works/ justification.***

***The building's location and description and its historical context, including the setting of the building or the conservation area.***

6.9 Wadleigh House is a single property but subdivided internally into two units; with the other being Tor Cottage. It is located in Church St on the western side of the street, set back into its plot, with a high stone wall on the roadside and good-sized front gardens. These characteristics are illustrated in the plan below and in the photographs that show the relationship with Penrith House in **Appendix 2**.

6.10 It is submitted that when viewed from the north the refurbished extension will be far more integrated within Penrith House, and that when viewed from Church Street, together with Wadleigh House, it is will be a significant visual improvement, with cleaner lines and a small gable end facing the front garden of Wadleigh House. At its highest point new roof this will only be 1.25 metres above the maximum height of the existing roof, where it currently joins Penrith House side wall.

***Statement of significance of the heritage asset***

6.11 The listed building itself is documented as being a two-storey late C18 stone rubble house. As such it is a typical property of this period, so whilst it is an attractive property, which sits well within the street scene of Church Street, it does not have any *particular* architectural or historical significance in itself, or within Uplyme.

6.12 The application property, although of some age itself, is not listed and the development does not directly affect the adjacent listed building. Due to the physical alignment of the listed property and the manner in which it is both set back and angled away from Church Street, it does not directly front or face right onto Church Street. As a result, it is only the small section of Wadleigh House to the immediate rear of Penrith House that has any form of relationship with the new extension.

6.13 However, this relationship and change over the current situation has been explained above with the submission that the visual impact will be an improvement, with no adverse impact on or harm to the heritage asset itself.

***Analysis of the impact of the proposal on the significance and the potential degree of harm to the significance of the building.***

6.14 In addressing this issue, the following observations and statements can be presented. It is submitted that the proposed alterations can only have a very minor additional impact on Church Street, and on part of the setting of Wadleigh House/Tor Cottage. This is justified by the following:

This is only a proposal for improving an existing single storey, low lying extension at Penrith House, together with the addition of one window in the side elevation.

The extension is no greater than the existing, so is of modest proportions and is still separated from the nearest part of the listed property by some xx metres, reflecting the current situation.

The refurbishment and improvements to the extension and the new window are planned to be sympathetic, with use of materials compatible with the rest of Penrith House and so will most unobtrusive.

In the light of the above considerations, it is concluded that the impact of the extension and the new window will have no adverse impacts on the significance of the heritage asset of Wadleigh House and cause no harm, but overall will result in a visual improvement of the property and within the street scene.

**Relevant Heritage Policy in the East Devon Local Plan**

6.15 Having assessed the above criteria carefully as part of the Heritage Assessment, it is also relevant to consider the key **Local Plan Policy**

**East Devon Local Plan Policy EN8 - Significance of Heritage Assets and their Setting**

*When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.*

6.16 It is submitted that the above assessment is both proportionate and systematic and that the assessment is sufficient to assess the impact of the proposed extension and the new window on the listed Wadleigh House and that there are no adverse impacts, harm to or loss of the heritage asset, for the reasons set out above.

6.17 This Heritage Assessment has therefore had regard to the context of the site, as well as all of the above NPPF and Local Plan policies, guidance and requirements, where they are appropriate to this small-scale development.

6.18 It has been demonstrated that there is no direct effect on or loss or harm to the heritage asset as a result of the proposed improvements to the existing extension. However, if it were considered to have some impact, the 'public benefit' which is sought in such cases, is generated in this case by providing a much improved and visually more attractive side and front elevation to the extension, with balanced windows and would outweigh any perceived adverse effects.

### **Conclusion of Heritage Assessment**

6.19 In the light of the above considerations, it is concluded that there is no adverse impacts, harm to or loss of the heritage asset, arising from the planned improvements to Penrith House, for the reasons set out in the Heritage Assessment.

## **7 Overall Concluding Comments**

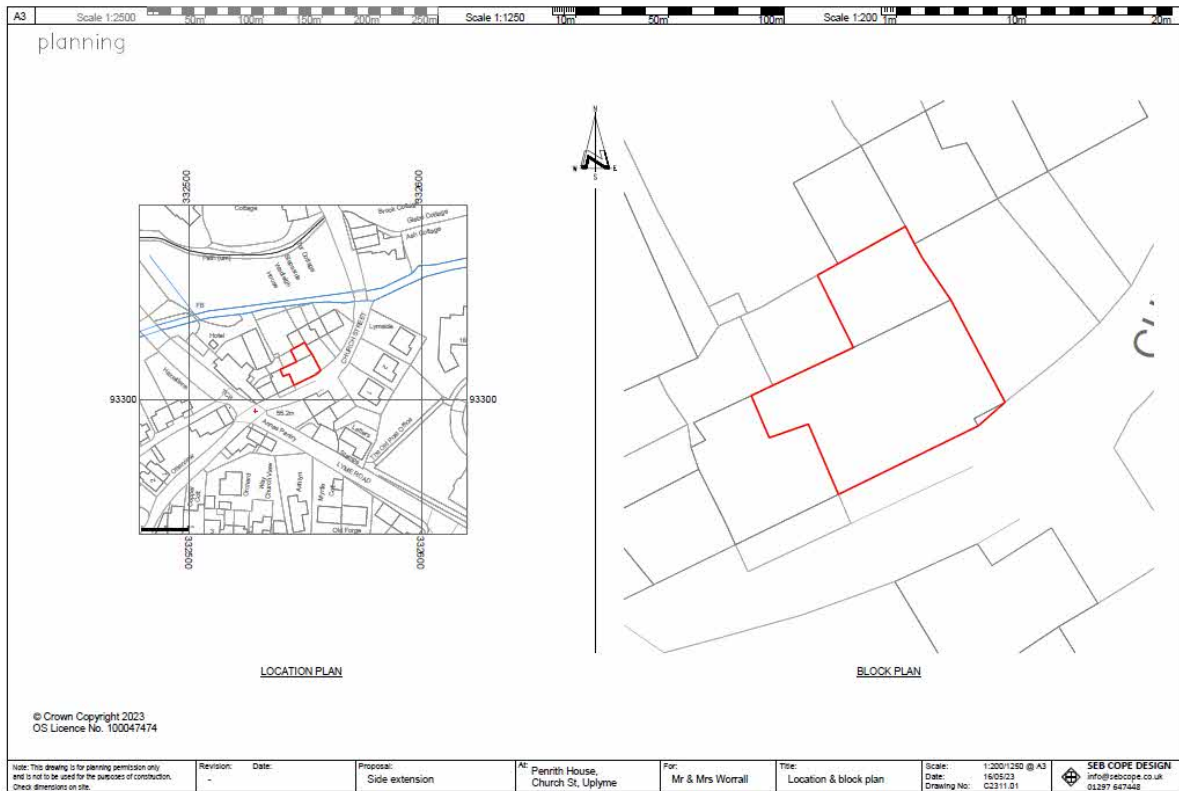
7.1 As will be seen from the above, a number of conclusions can be drawn having due regard to the proposed development of the extension and other improvements and planning policies that affect the area:

- The proposed development is proportionate in scale to the existing property.
- The area proposed for improvement is already fully developed with the extension and the new window will complement the existing property.
- The development will not adversely affect the amenity of nearby properties through over dominance, nor will it adversely affect their outlook.
- The site is located well within the centre of the village of Uplyme and within the established an approved Built Up Area Boundary in the Neighbourhood Plan and District Council's Villages Development Plan Document.

- The village is well serviced by a wide range of local facilities and has a good bus service providing excellent access to a range of coastal and inland locations.
- The proposal is entirely in accordance with relevant policies and guidance in both the NPPF, the East Devon Local Plan and approved Uplyme Neighbourhood Plan.
- The location and design of the proposed development has therefore had full regard to the local context and there are no adverse impacts on neighbours or other material planning considerations that mitigate against the proposal.
- The Heritage Assessment and Statement confirms that there will be no loss, harm or adverse effects on the closest listed building, for the reasons set out in the statement.

**7.2 As such there are considered to be no material planning consideration or other reasons that prevent this planning application for the refurbishment and improvements to the extension to Penrith House, being granted planning permission.**

# Appendix 1 Location & Site Plans Penrith House Extension – Site Plan





**Appendix 2 -  
Photographs of the site, its Environs & Relationship with Adjacent Properties**





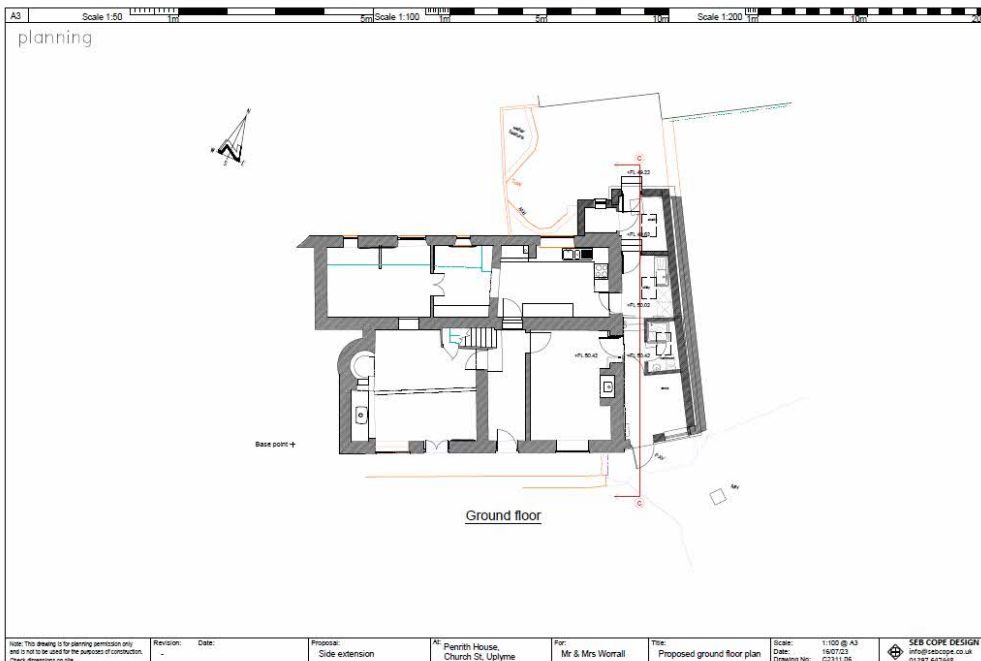
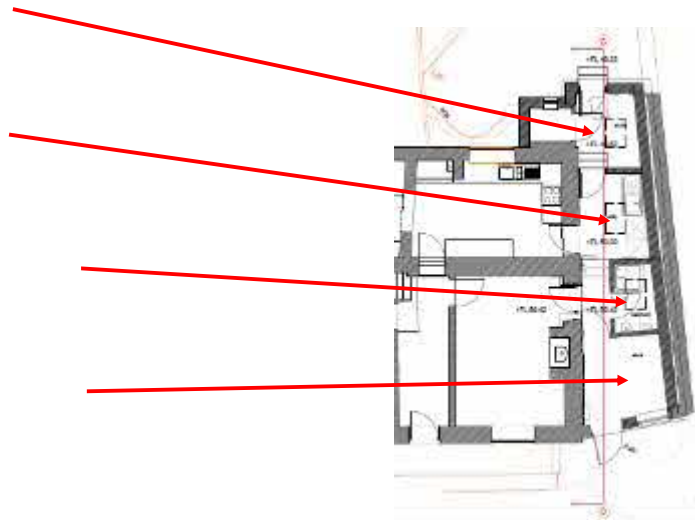


External view of Utility Area from Courtyard & Wadleigh House's window overlooking Penrith's Courtyard.

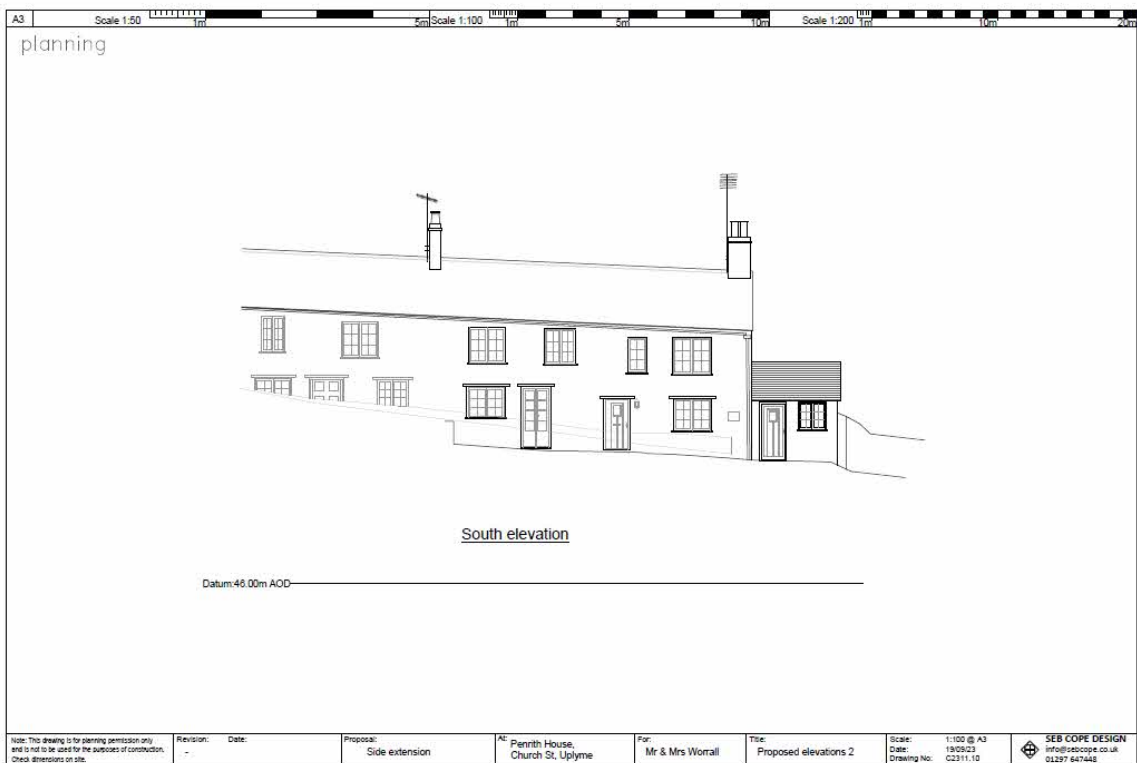
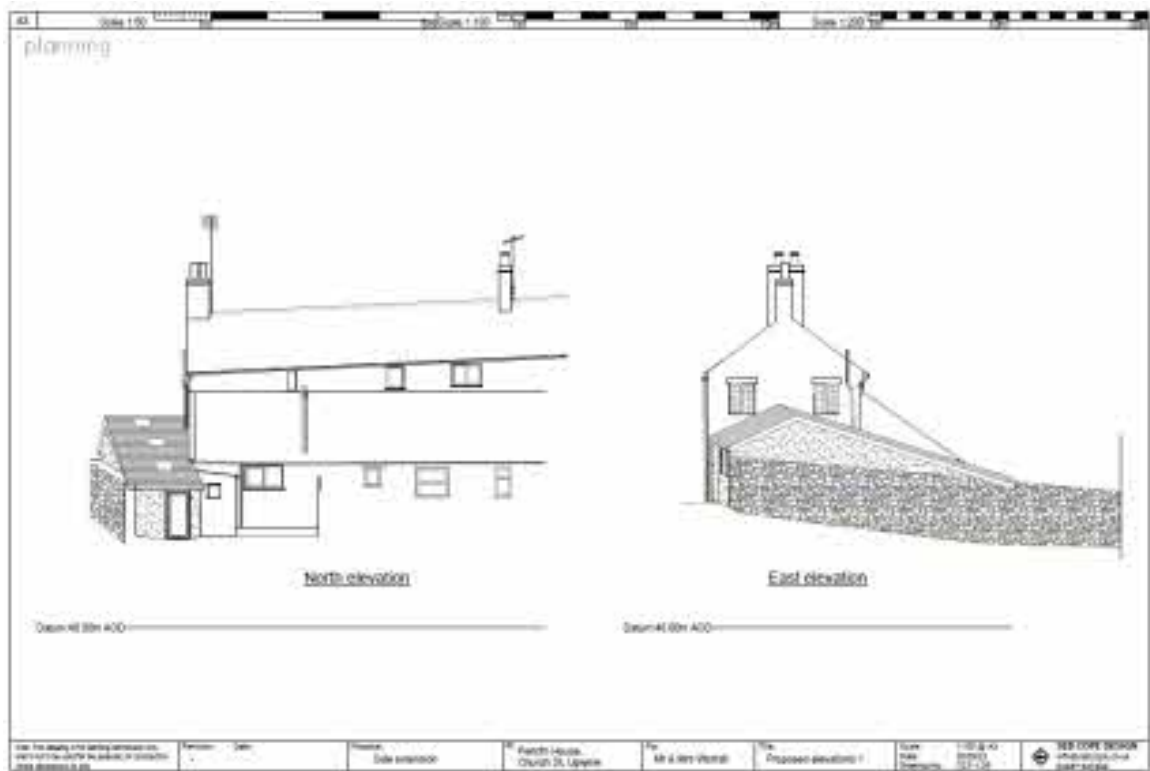




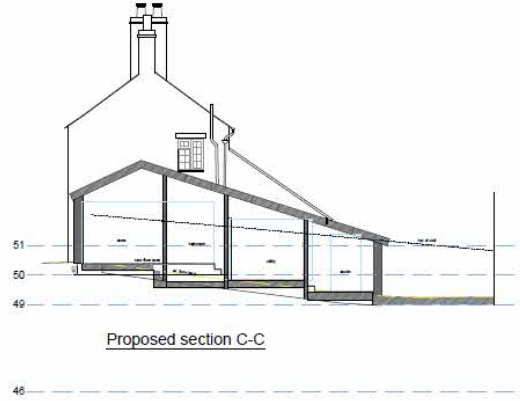
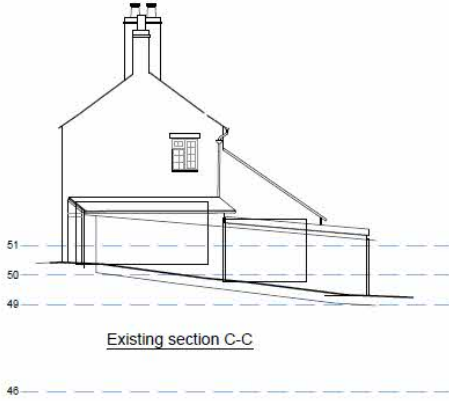
# Appendix 3 Illustrations of Plans Penrith House Extension – Front & Rear Elevations



# Penrith House Extension Elevations



planning



<p>Note: This drawing is for planning permission only and is not to be used for the purposes of construction. Check dimensions on site.</p>	<p>Revision: - Date:</p>	<p>Proposal: Side extension</p>	<p>At: Penrith House, Church St, Uplympe</p>	<p>For: Mr &amp; Mrs Worrall</p>	<p>Title: Existing &amp; proposed section</p>	<p>Scale: 1:100 @ A3 Date: 20/07/23 Drawing No: 02311.09</p>	<p>SEB COPE DESIGN info@sebcopedesign.co.uk 01297 647448</p>
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## Appendix 4

### Built Up Area Boundary for Uplyme in Neighbourhood Plan 2017 & East Devon Villages Plan 2017 & Application Site

Appendix A Proposals map



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