

K.D. Crellen Partnership

Chartered Architectural Technologists

www.kdcrellenpartnership.co.uk

Email: office@kdcrellenpartnership.co.uk

Telephone: 01404 814449



Planning Support Statement

Project : Proposed Demolition of existing single storey structure and the construction of two storey side/rear and single storey rear extensions (Revised scheme of 20/2520/FUL)

Address : Brookside, Station Road, Newton Poppleford, Devon. EX10 0ER

Client : Mr N. & Mrs J. Bonetta

Job No : 1820

Date: November 2023

Introduction

This statement relates to the proposals for the demolition of existing single storey structures and the construction of a new two storey extension and rear extension at Brookside, Newton Poppleford, Devon, EX10 0ER.

The applicants Mr N. & Mrs J. Bonetta reside in the property with their children.

Brookside is located to the north side of the Station Road and is accessed via a single track driveway which also provides access to Newton Poppleford Village Hall and car park.

The property is not within a Conservation Area, it is within the East Devon Area of Outstanding Natural Beauty.

The Environment Agency's flood maps for planning service, indicates that the site is located within Flood Zone 3, an area with a high probability of flooding.

The Householder Planning Application does not require a Design & Access Statement. This supporting statement is intended to accompany the Householder Planning Application and provide a summary of the proposed design principles.

The notes are supplementary to and should be read in conjunction with the following submitted drawings and documents:-

1820.sv. Existing Survey
1820.6. Proposed Site Layout
1820.7. Proposed Floor Plans
1820.8. Proposed Elevations
Flood Risk Assessment





Historic Context

Based on Local Planning Authority records, the below is a summary of planning applications in connection with the property.

For further detailed information, reference should be made to the Local Planning Authority records

20/2520/FUL- Construction of two storey side/rear and single storey rear extensions – January 2021 – Approved.



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Design in Context

This application is submitted whilst a previous application ref. 20/2520/FUL is valid. The previous application for was a larger scheme than the current proposal. The current proposal is 2.5m less in width and does not include the balcony as originally indicated. A proposed gravel driveway to the front of the property is included within the new application.

The application proposes the demolition of an existing single storey flat roof structure to the west (side) of the property which currently provides accommodation in the form of a dining room, study and bedroom. A smaller flat roof structure to the north (rear) serving as a utility is also to be demolished.

The proposals include for a new two storey extension to the west to replace the demolished structure. The extension is larger than the existing structure's footprint, but only by 0.5m. However owing to the extensive private garden area, the proposal fits comfortably within the plot and is set significantly away from the western boundary.

A new lounge is proposed with south facing views over the front garden and replaces the existing lounge which is to become a study and hallway. The extension has been designed to create a more balanced relationship with the existing building than the demolished flat roof structure. The key being the setting back of the extension from the principle building line of the main house, which in turn creates a stepped roofline and subservient relationship with the original dwelling.

To the rear, the proposed extension provides kitchen and dining accommodation with access into the existing kitchen area which will become a utility and boot room. The rear extension sits within a gable form, designed to ensure the ridge sits lower than the front extension. A single storey lean roof abuts the existing building and provides a link to the utility and boot room.

Externally the proposed extension is to be finished in painted render to match the existing property but is to include horizontal and vertical boarding to upper levels of the south and west elevations to help differentiate the proposals from the existing building. To the north elevation, the use of horizontal boarding is continued to in the rear gable and single storey extension. The roof is to be finished in a slate to match the existing property.



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Special Circumstances

The site is within the Environment Flood Zone 3, a separate Flood Risk Assessment is included as part of the application and provides a statement of the Flood Risk together with the Flood Mitigation and Exceedance Measures to be adopted.

The proposed replacement of the existing single storey structures will offer a significant benefit to the existing property. The existing building suffers from a poor layout and lack of hallway to interconnect the family spaces. The existing single storey flat roof structure to the west provides a dining space which due to its proximity, offers little functional use to the applicants. The creation of a new hallway from the principle entrance will allow the individual rooms to function as their designated spaces and provide valuable space for the applicants' family to relax and enjoy.

Consideration has been given to the extensions' design to ensure the proposals form a balanced relationship with the existing building. The extension is set back from the south building line, which creates an improved link to the main building when compared to the existing flat roof structure which sits on the same alignment as the principle elevation. Instead the set back extension and stepped roofline offers a more subservient relationship and clearly defines the original building.

The extensive front, rear and side gardens are significantly large enough to support the proposed extension. All surrounding neighbouring properties are positioned away from the proposals and are sufficiently screened with dense planting to ensure no impact on surrounding dwellings.

No works are proposed to the existing foul drainage, with the extension connecting into the private system before it leaves the site and connects into the main sewer off site. The surface water drainage from the proposals will connect into the existing on site soakaways.

Externally the proposals adopt materials already utilised on the existing building and introduce horizontal and vertical boarding to help differentiate the proposed extension from the original building.

The proposals follow the principals of the previously approved scheme (ref. 20/2520/FUL), however they have been designed with a smaller extension in mind whilst providing similar accommodation to the original proposals.

A new gravel driveway to the front of the property will provide improved vehicular access and parking facilities for the dwelling and reduce the need for vehicles to drive down the narrow driveway to the east of the dwelling. Additionally the driveway will offer improved turning facilities ensuring all vehicles can leave the site in a forward gear when accessing the public highway.

It is considered that the proposals are justified and will sit comfortably within the context of the extensive plot, whilst enhancing the character and appearance of the dwelling and the surrounding area. However, should the council require clarification or justified modification of the proposals or additional information, then the applicants would welcome the opportunity to provide it before a decision is taken upon the application.