



**Design and Access Statement in support of a Householder
Planning and Listed Building Consent Application**

**For the proposed change of the roof material for the rear garden
room lean-to and replacement front elevation windows to timber
sash double glazed windows**

**At
8 Brook Street
Bampton
EX16 9LY**

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Introduction

This statement has been prepared to accompany a householder planning and listed building consent application submitted to Mid Devon District Council. This application seeks planning permission for the proposed change of the roof material for the rear garden room lean-to and replacement windows to timber sash double glazed windows at 8 Brook Street, Bampton, EX16 9LY.

The purpose of the design and access statement is to provide the local planning authority with the relevant background information to the proposal and the necessary objective criteria to address the key development control issues associated with the determination of this application. This statement should be read in conjunction with the submitted heritage statement.

This document will firstly outline the site location, the surrounding area and the relevant overarching planning policy framework, before justifying the design, access and any other material planning considerations for the proposed development.

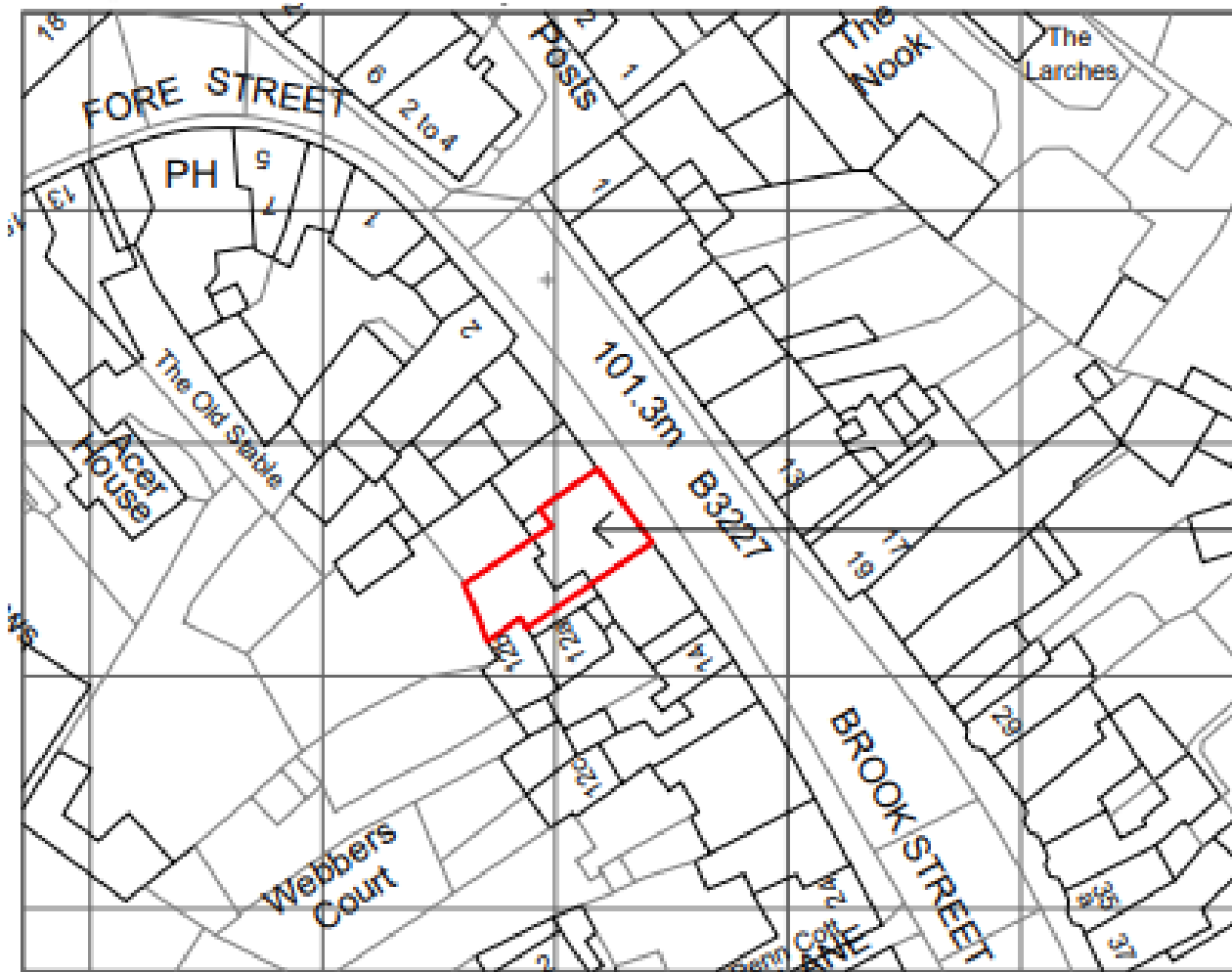
Overall, it is considered that the proposed development at 8 Brook Street, Bampton represents an appropriate form of development which creates no substantial harm to the dwelling or its wider setting and character to comply with the relevant policies from the NPPF, the adopted Mid Devon Local Plan effectively.

The Site and Surrounding Area

The proposed development site at 8 Brook Street is situated fairly centrally within the village of Bampton within the defined settlement boundary. The dwelling is a terraced building situated along Brook Street. The dwelling is Grade II listed, alongside being located within the Bampton Conservation Area.

The proposal is for the replacement of the roof material for the rear garden room, alongside the replacement of the front elevation windows to timber sash double glazed windows. The proposed works are considered to result in no harm or adverse impacts to the site or its primary surroundings, rather remaining in keeping with the windows on the adjacent property which is part of the Grade II listing with no unacceptable harm created.

T. 01884 38662



Planning History

Having researched the Mid Devon District Council planning history website, it shows that no previous planning applications or listed building consents have been submitted in relation to the site prior to the submission of this householder and listed building consent application.

Policy Context

The following section of this design and access statement highlights the current national and local planning policies relevant to the proposed development.

National Policy Context

The National Planning Policy Framework was last updated on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF published in July 2021 with a presumption in favour of sustainable development remaining at the heart.

Under Chapter 12 – Achieving well-designed places, Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

With the building Grade II listed, NPPF Paragraph 199 states that 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.

NPPF Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed development seeks to improve the standard of amenity of the dwelling and the living conditions for the occupier. The proposed replacement roof and windows respect the existing characteristics of the building and the wider setting of the Conservation Area, in accordance with the aims of paragraph 130 and 202 effectively with no unacceptable harm to be created.

Local Policy

Mid Devon District Council voted on the 29th July 2020 to adopt the Local Plan 2013-2033 following the receipt of the Planning Inspectors report which concluded that the plan was 'sound'. The policies within this adopted plan carry full weight in the determination of planning applications, with the relevant policies for this application being the following.

S13 – Villages

DM1 – High Quality Design

DM11 – Residential Extensions and Ancillary Development

DM25 – Development Affecting Heritage Assets

Heritage assets and their settings are an irreplaceable resource. Accordingly, the Council will:

- a) Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;*
- b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;*
- c) Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;*

T. 01884 38662

- d) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use; and
- e) Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).

Taking into account the above national and local planning policy requirements, it is considered that the proposed development fully complies with the above policy descriptions as the remainder of this statement will demonstrate.

The Case for Permission

The case for permission is set out in the subsections below and demonstrates how the development proposal meets with the key planning policies contained within the adopted Mid Devon Local Plan.

The proposed development is for planning permission and listed building consent for the change of the roof material for the rear garden room lean-to and replacement windows to slim timber sash double glazed windows. The proposed replacement roof covering relates to the rear elevation for the lean-to garden room, and the replacement windows relate to the front elevation.

No. 6 and 8 Brook Street are Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (list entry number 1106940), first listed in 1987.

The listing description is as follows:

2 adjoining houses, probably 1 build. Circa late C18. Local stone rubble, probably originally stuccoed with slate roof, gabled at ends ; axial stack at junction between houses, end stacks, all with several chimneypots. Plan: No. 8, to the left is 2 rooms wide with a central entrance ; No. 6, to the right is smaller and entered to the right on the front. Exterior: 2 storeys. 3 + 2 bay front with regular fenestration. No. 8 has a C19 recessed central 4-panel front door with panelled reveals, pilasters and a cornice ; C19 12-pane sashes. No. 6 has a C19 4 panel front door to the right with a prettily glazed rectangular fanlight, pilasters and a cornice ; C19 12-pane sash windows.

T. 01884 38662

Firstly, the replacement roof to the lean-to garden room is required as the existing polycarbonate roof is in a poor state and condition and is leaking water into the internal room which is causing damage.

Whilst a slate tile roof would have remained in keeping with the main dwelling this is not possible due to the shallow roof slope pitch, which cannot be altered due to the first-floor window above on this rear elevation which is retained as the existing due to its form and character.

The proposed new dark grey standing seam metal insulated roof will provide a much-improved living environment for the occupants in the garden room, with the rooflights also allowing a greater degree of natural light into the internal room.

The proposed dark grey standing seam roof is considered to be an aesthetically pleasing and appropriate material choice for the dwelling than the existing. Whilst not visible from the main front elevation and public highway from the principal vantage points this will enhance the visual amenity of this rear elevation of the dwelling, with the current roof material detracting from the appearance, character and setting of the dwelling to the rear.

The proposed roof replacement will provide a significant improvement over the existing uninsulated and poorly conditioned roof covering, whilst also ensuring no leakages which will remove any further damage. As such, no substantial harm is created, and the proposed replacement roof is considered to be acceptable in line with Local Plan policy DM25.

With regards to the front elevation windows, the existing single glazed timber sash windows are beyond repair due to issues of dampness. The existing secondary glazing has been poorly fitted due to the narrow reveals and would be impossible to use. The current secondary internal glazing largely detracts from the character, setting and appearance of the existing front elevation windows.

The applicant is seeking to replace these front elevation windows with double glazed timber sash windows which will not only enhance the character, setting and appearance of the dwelling but will significantly enhance the standard of amenity and living environment for the occupants through the thermal efficiency of the dwelling which provides a public benefit that outweighs any less than substantial harm created.

T. 01884 38662

The proposed new windows will replicate the existing timber mouldings, alongside retaining the existing stone cills. 12mm double glazed units are proposed with the external pane to be made from cylinder glass to preserve the historic aesthetic when viewed from the main Brook Street and front elevation which is part of the Conservation Area.

The existing raw secondary aluminium glazing will be removed as it is not fit for purpose, not usable by being jammed closed, whilst also not enhancing the appearance of the dwelling. The upside-down hooks in the existing windows are to be re-used to retain this essential character detail.

The proposed replacement windows are considered to be highly sympathetic to the existing dwelling and neighbouring No. 6 dwelling to remain in keeping with the existing front elevation windows on this dwelling whilst being visually attractive and retaining the essential character of the dwelling when viewed from the public highway and Conservation Area.

As such, the proposed works are considered to fully comply with Local Plan policies S13, DM1, DM11 and DM25, with no unacceptable harm created to the listed dwelling or wider Conservation Area effectively. All proposed works remain sympathetic to the character, setting and appearance of the host dwelling and its surroundings to ensure no harm is created. Therefore, planning permission and listed building consent should be granted.

Landscaping and Ecology

A preliminary visual assessment for bats and breeding birds has been carried out by Western Ecology Ltd, with the report dated September 2023 accompanying this application submission. The report concludes that no bats or evidence of baths were found, with the structure having negligible suitability to support roosting bats. No evidence of breeding birds were found either.

The remainder of the surrounding garden and natural assets around the site are retained as the existing with no other landscaping works proposed or required. As such, the proposed works result in no harm being created to any landscape, biodiversity, or natural assets effectively to comply with Local Plan policies S9 and DM1.

Access and Parking

There are no proposed changes to the access or parking arrangements associated with the dwelling. The proposal does not result in any further increase in vehicle movements to and from the site and there are no adverse highways impacts created.

Surface Water Drainage Strategy

Any surface water will run off and connect to the existing drainage system on site. The site is also located within flood zone 1, and there are no adverse impacts or risk of flooding in this location or elsewhere from the proposed development. The surface water drainage strategy is considered to fully comply with the Local Plan policy DM1.

Conclusion

The proposed change of the roof material for the rear garden room lean-to and replacement windows to timber sash double glazed windows at 8 Brook Street, Bampton by virtue of their materials, siting and appearance remain in keeping with the existing Grade II listed building, the adjacent listed building at No. 6 and the surrounding Conservation area.

The replacement front elevation windows will not only enhance the character, setting and appearance of the dwelling but will significantly enhance the standard of amenity and living environment for the occupants through the thermal efficiency of the dwelling which provides a public benefit that outweighs any less than substantial harm created.

The replacement roof will replace the existing polycarbonate roof which is in a poor state and condition and is leaking water into the internal room which is causing damage. The proposed new dark grey standing seam metal insulated roof will provide a much-improved living environment for the occupants in the garden room, with the rooflights also allowing a greater degree of natural light into the internal room.

The proposed works are considered to fully comply with Local Plan policies S13, DM1, DM11 and DM25, with no unacceptable harm created to the listed dwelling or wider Conservation Area effectively. All proposed works remain sympathetic to the character, setting and appearance of the

T. 01884 38662

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Schedule of Works

1. Remove poor conditioned, dilapidated and unrepairable sash windows to the front elevation and remove poorly fitted internal secondary glazing
2. Insert new high quality slim timber sash double glazed windows which match windows in adjacent No. 6 Brook Street
3. Remove existing poor quality polycarbonate roof with no insulation and water egress issues
 4. Replace roof with new dark grey standing seam metal roof
 5. Insert two rooflights to the new standing seam metal roof