

4 New Dwelling Houses

87 Sidford Highstreet, Sidford

1402004

DESIGN AND ACCESS STATEMENT

November 2023

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Design and Access Statement

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Introduction

The proposed application is for four new dwelling houses on land at 87 Sidford Highstreet, Sidford.

The site is located within the Sidmouth development area.

The proposal is to create 2no. 5 bedroom houses, 1no. 3 bedroom house and 1no. 2 bedroom bungalow on the site.

Historically there have been a number of planning applications for the site. The site was granted outline planning (12/0899/OUT) in April 2012 for four detached bungalows. Then more recently the site was granted planning permission for two houses (16/1659/FUL) with revisions to the upper house approved under reference (18/2023/FUL). The current scheme for four houses has the same access and similar landscape proposals.

The existing large detached house, garage and ancillary buildings, which are in an unhabitable state will be demolished.

The two lower houses will be accessed off the new driveway as per the previous planning permission.

This proposal details the layout, the scale and appearance of the buildings. The proposal also gives details of the means of access and general landscaping for the site.

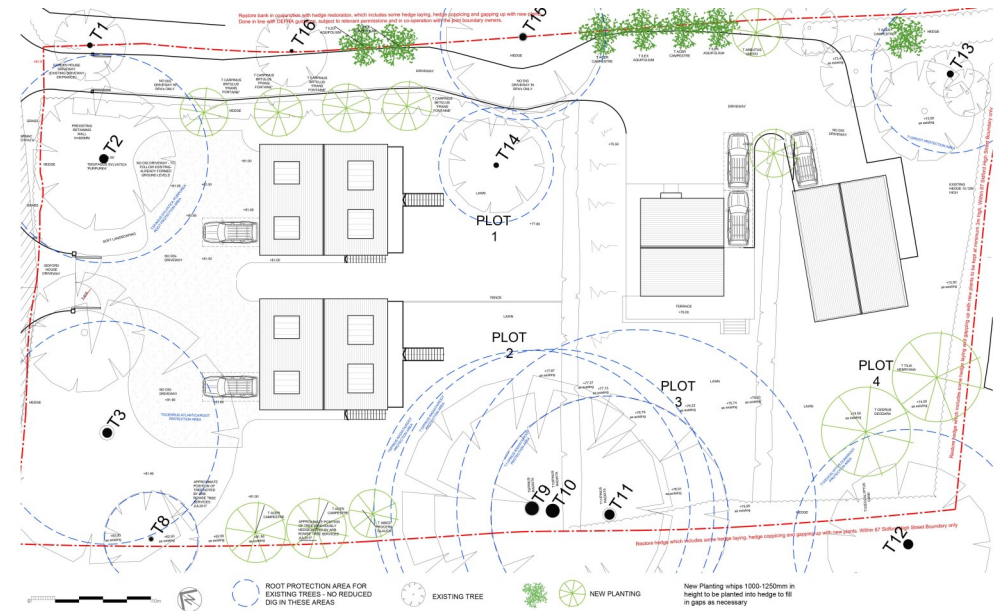


Fig 1. Proposed Site Plan (PP_SP_E) - Not to scale

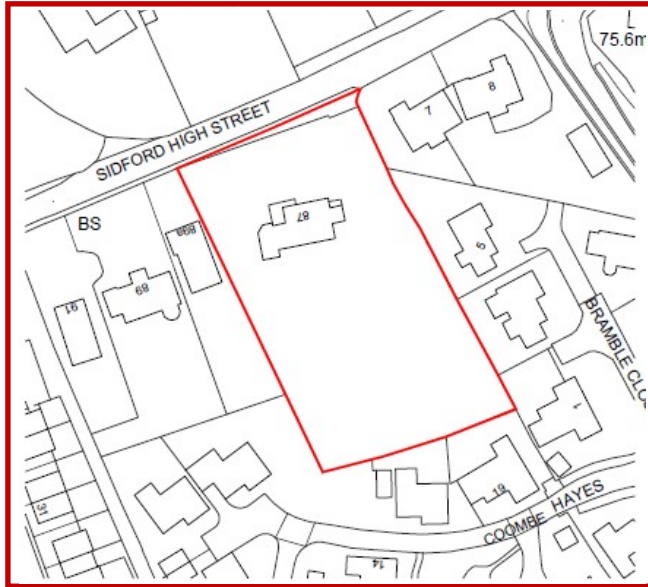


Image source: Google Maps 2020

Location

The site has an area of approximately 0.35 hectares. It falls from North to South. The site consists of the house and garden of 87 Sidford High Street. The substantial house is situated at the top of the site with a drive onto the A3052 in the north east corner.

Along the east side there is a natural hedge boundary including some trees, inside of this there is a leylandii hedge. Beyond both is two bungalows of Bramble Close and a house. On the north side there are a number of trees bordering the High Street. These include a Blue Cedar (TPO) and a copper beech. The west boundary has a group of several substantial pines all with TPO's. The house and garden of No.89A Sidford High Street is adjacent. No.89A was recently built adjacent to the existing house Amberleigh. Just outside the boundary in the south west corner lies a Eucalyptus (TPO) planted as a sapling by the then owner in the mid 1960s. Below the site to the south is screened by the hedgerow and several trees.

Neither the site, nor the local area is subject to any specific landscape designation. There are no heritage considerations associated with the proposal.

Use

The proposal is for planning permission for 4 dwellings on the land on Sidford High Street.

The new build houses are for market housing designed specifically for this site, taking advantage of the sloping site. They are also sized to minimise overlooking of each other and neighbouring properties outside of the site.

Amount

There are 3 house types, house type 1 at the top of the site and house type 2 and 3 at the lower part of the site. House type 1 will provide approximately 270m² Internal Floor Area over 4 floors including the integrated double garage. House type 2 will provide approximately 70m² Internal Floor Area over 1 floor, and House type 3 will provide approximately 90m² over 2 floors. They are also similar in size to the houses on the site directly next door at 89 Sidford Highstreet.

The proposed dwellings **House Type 1** will include:

- Cloakroom WC
- Utility
- Open plan Kitchen / Dining
- Living room
- 5 bedrooms (2 with En-Suite)
- Family bathroom
- Study
- Balcony

Landscaped gardens including a terrace area.

Double Garage (2 cars)

External Parking (1 car).

The proposed dwellings **House Type 2** will include:

- Open plan Kitchen / Dining / Living
- 2 bedrooms (1 with En-Suite)
- Family bathroom

Landscaped gardens.

External Parking (1 car).

The proposed dwellings **House Type 3** will include:

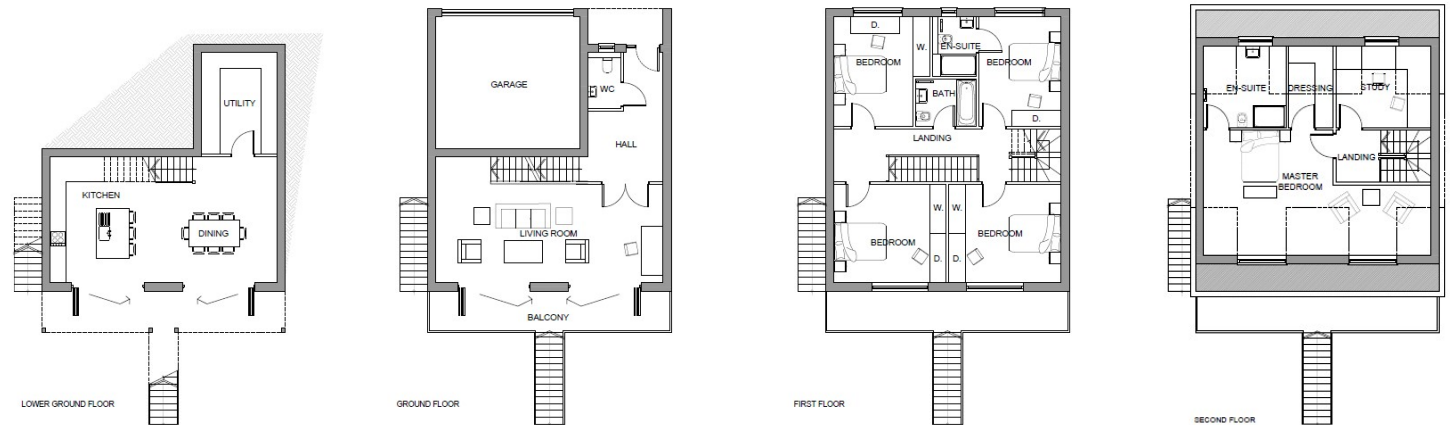
- Cloakroom WC
- Open plan Kitchen / Dining / Living
- 3 bedrooms
- Family bathroom

Landscaped gardens including a terrace area

External Parking (2 cars).

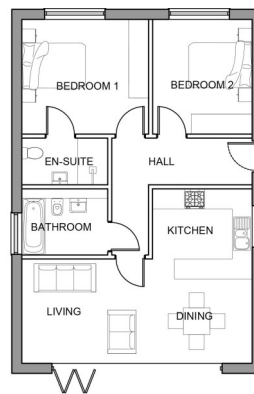
Layout

House type 1 layout is split across the four levels with the main living space on the below ground level which is cut into the existing sloped garden. At ground floor level there is an entrance hall and living accommodation with access to a balcony. The first floor has 4 bedrooms, 1 with en-suite and a family bathroom. On the second floor there is a study and Master bedroom suite.



Proposed Floor plans (Not to Scale)—House Type 1

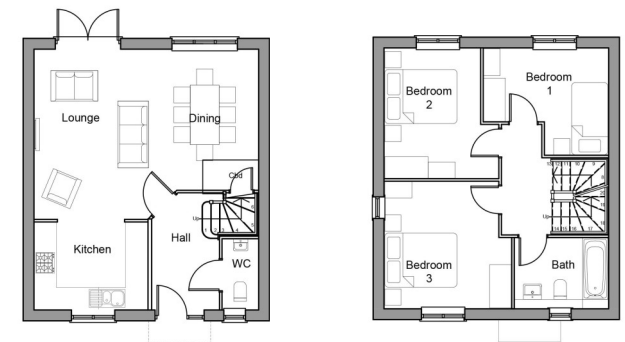
House type 2 is a bungalow, 1 floor consisting of a spacious open plan Kitchen / Dining / Living. There are 2 bedrooms one of which is en-suite and a separate family bathroom.



GROUND FLOOR

Proposed Floor plans (Not to Scale)—House Type 2

House Type 3 layout has 2 floors. The ground floor containing a large Kitchen / Dining / Lounge, opening out onto a terrace. The First floor has 3 good size bedrooms and a family bathroom.



GROUND FLOOR

FIRST FLOOR

Proposed Floor plans (Not to Scale)—House Type 3

Scale

The overall height of the proposed building has been carefully considered alongside the existing house (and approved houses) on the site and neighbouring houses on Sidford High Street.

The scale of the buildings have been designed to collectively step down the hill from Sidford High St towards the scale of the properties on Combe Hayes.

House type 1 is cut into the bank allowing the houses to read as 2 storey with dormers to Sidford High Street and 3 storey to the garden side (although the lower level will be concealed by the landscaping). The proposed upper houses are no further towards the boundary of the site and neighbouring properties than the previously approved property. They are also proposed to be no higher than the previously approved property.

House type 2, has been designed as a bungalow, thus keeping the massing down and keeping it more in line with the scale of the adjacent properties on Combe Hayes.

House type 3, sited in in middle takes on the middle ground in terms of mass, creating a smooth visual transition between the upper and lower end of the site.

Landscape

This site has a mature garden, which has had little maintenance in recent years. The boundary hedges are overgrown and these will be trimmed back as part of the proposals.

The indigenous hedgerow on the eastern side and mixed hedgerows / shrubberies on the southern side will be retained to provide a natural screen to the neighbouring site.

An updated Ecological survey of the site has been undertaken since the previous application.

As a result of the proposed landscaping the site will retain its character and minimise impact upon its neighbours and provide some habitat for wildlife.



Site Photographs taken in 2018.

Appearance

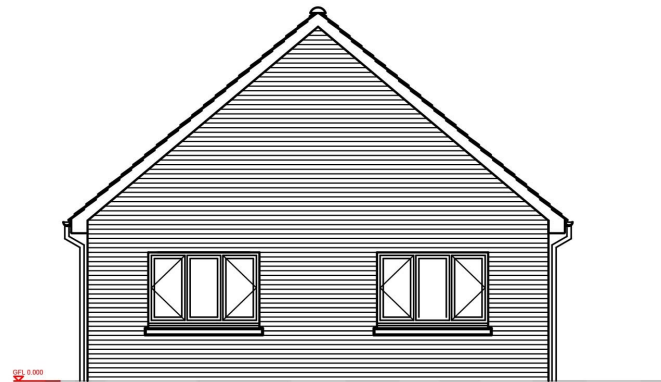
The buildings have been designed to reflect a modern aesthetic, the proposed palette of materials will reflect what exists in the locale, using a mixture of timber and render.

The timber cladding will soften the buildings appearance with the boundary trees on the site.



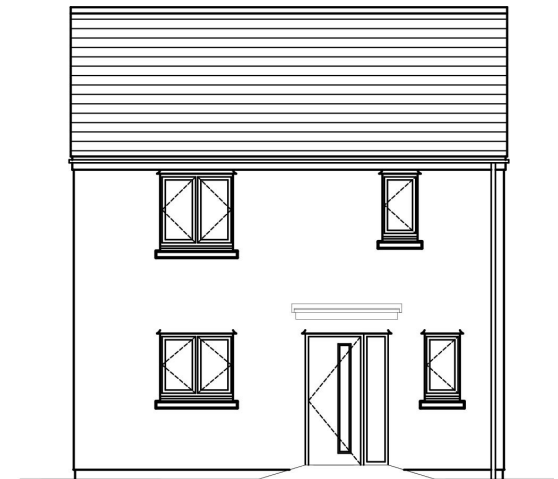
Proposed Front Elevation (Not to Scale) -

House Type 1



Proposed Front Elevation (Not to Scale) -

House Type 2



Proposed Front Elevation (Not to Scale) -

House Type 3

Access

The proposed dwellings will have access off High Street via the two drives as per the approved planning permission (18/2023/FUL).

The site is within walking distance of public transport (Buses) in Sidford Rise and Sidford High Street.

Policy

In regards to policy the site is located within the Built up Area Boundary of Sid Valley. In line with the Neighbourhood Plan for the Sid Valley 2018-2032 the characteristics of the proposed dwellings is compatible with the characteristics of the character area.



Google Earth Extract: High Street West (Above).

Google Earth Extract: High Street East (Below).