

Design & Access Statement

(Includes Heritage Statement & Planning Statement)

for

Change of Use of Double Garage to an Ancillary Residential Annexe

at

**Corner House
Shapway Lane
Stoney Stratton
Shepton Mallet
Somerset
BA4 6DZ**

for

Mr Bramwell Brightey

Wright Consult Ltd

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1.0 Introduction

1.1 The applicant, **Bramwell Brightey** has commissioned **CJ Architects** along with **Wright Consult Ltd** to prepare and submit a **Full Planning & Listed Building Application** to the **Local Planning Authority** at **Somerset Council**, for **Change of Use of Double Garage to an Ancillary Residential Annexe** at **Corner House, Shapway Lane, Stoney Stratton, Shepton Mallet, Somerset BA4 6DZ**

1.2 The application property consists of the host two storey, semi-detached dwelling house, along with the application garage building set in existing mature gardens with off street parking. The application building is constructed with walling of local natural Mendip rubble limestone with irregular ashlar quoins and timber cladding, under a pitched tiled roof. Access is via an existing vehicular access off the public highway to the east known as Broad Street. The application building is curtilage listed as part of the Grade II listing of the host dwelling (Corner House) and the attached dwelling, known as Crossways Cottage to the east that falls under the same listing.



Figure 1 - Application Building Viewed From East

1.3 Records show the application building was rebuilt around 20 years ago on the site of a former agricultural building using the materials reclaimed from the former tumbledown building.

This rebuild was undertaken as part of a larger application to extend the host property with this work being approved in August 2003, under planning reference **115976/000** and listed building reference **115976/001**. It was noted in the planning officer report for both of these applications recognised that the garage building would be rebuild of the former tumbledown building that it replaced (*please see Appendix A*) and this being reflective of the structure today, which is a modern structure internally; albeit, externally construction is to a high standard and matches the host dwelling very well in terms of type of stone, coursing, jointing and pointing, as well as through the use of reclaimed roof tiles.



Figure 2 - Application Building Viewed From Southwest

1.4 The application building is hence in a very sound condition, having been rebuilt as a garage in the last 20 years and remaining in use for garaging and domestic storage throughout the intervening period. The application is accompanied by plans showing the conversion works now proposed that is largely limited to the insertion of new windows and doors, along with changes to the internal layout.

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- 1.5 The aim of the overall scheme is to provide a small, single storey annexe, giving the applicants father a home of the size and type that is in high demand, yet relatively low supply across the district and particularly so, in rural areas. Even through the loss of the garage for parking, the existing hardstanding at the property remains of a sufficient size to provide parking and on site turning for 4 cars.
- 1.6 This proposal will enable the applicant to provide their father a permanent home close to them. The applicant's father currently lives in temporary rented accommodation, having recently been served notice to move from the previous rental property where they lived, Very simply, the annexe as proposed would not only provide the applicants father a home with a secure tenure, but importantly, provide them with the close care they require in their advancing years.
- 1.7 The NPPF (National Planning Policy Framework, September 2023) recognises through paragraph 62 that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including, but not limited to...



Figure 3 - Application Building Viewed Northwest

to... older people¹. Similarly, the Mendip District Local Plan (adopted 15 December 2014) recognises that there is an ageing population in Mendip and this demographic is on the increase and significantly so (para's 4.56, 5.36, 6.126, 6.129 & 6.91, as well as pages 20, 21 & 74). Further that this requires addressing through policy, notably policy **DP14: Housing Mix & Type**.

1.8 This Design & Access Statement along with the drawings demonstrates this proposal to be sympathetic to its location and not detract from the surrounding area or wider landscape; whilst limiting impact on any adjacent property or land, including heritage assets; to provide highly energy efficient, pleasant and inviting easily accessible home for its intended occupant.

- 1.9 Notably, it is not the intention of the applicant for this annexe to become a separate dwelling and in fact the applicant readily accepts that the Local Planning Authority will attach a condition to any planning approval preventing the annexe being used as a separate dwelling. Furthermore, the location of the proposed annexe immediately adjacent to and overlooking the vehicular access and private garden of the host dwelling, does not lend itself to being a separate dwelling.
- 1.10 The basis of this proposal meets with the overarching aims of the NPPF, Planning Practice Guidance, the Somerset County Council District Wide Parking Strategy, the Manual for Streets and the Mendip District Local Plan, in particular Policies CP1, CP2, CP4, DP1, DP4, DP5, DP6, DP7, DP8, DP9, DP10, DP14, DP19, DP22 & DP23.

¹ 'Older People' is defined in the glossary of the NPPF, as being: 'People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs'.

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2.0 Heritage Statement

The Purpose Of A Heritage Statement

- 2.1 The purposes of a Heritage Statement is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. The Heritage Statement should identify all heritage assets potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting. Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.
- 2.2 The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)*

The Listing

- 2.3 Corner House is a Grade II Listed Building, with the listing covering both Corner House and Crossways, to which it is attached. Below is an extract of the official list entry 1238411, dated 25 February 1988, described as 'CROSSWAYS AND ATTACHED DWELLING TO THE LEFT'

**ST65NE EVERCREECH CP SHAPWAY LANE (North side) STONEY STRATTON
8/227 Crossways and attached dwelling - to left -II**

Two attached cottages. C16 with C17 and C19 alteration. Rubble, roughcast to Crossways, double-Roman tiled roofs, 3 brick stacks, that to right with exposed rubble chimney-breast, coped verge. Single storey and attic; Crossways with 2 two-light C19 type casements on first floor, similar single-light casement on ground floor and 2 three-light ovolu- mou1ded stone-mullioned windows with stopped labels, central chamfered 4-centred arch door opening, plank door; attached cottage to left of 2 bays, 2-light casements, one to attic in gabled dormer. Door opening to right, C20 door, tiled pentice on 2 wooden posts.

Listing NGR: ST6544739302

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Historic Mapping

2.4 Below are historic maps from 1886, 1903 and 1929 as well as a current upto date map.
Historic Image Re-Use CC-BY (NLS)

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Figure 4 - 1886 Ordnance Survey Extract



Figure 5 - 1903 Ordnance Survey Extract



Figure 6 - 1929 Ordnance Survey Extract

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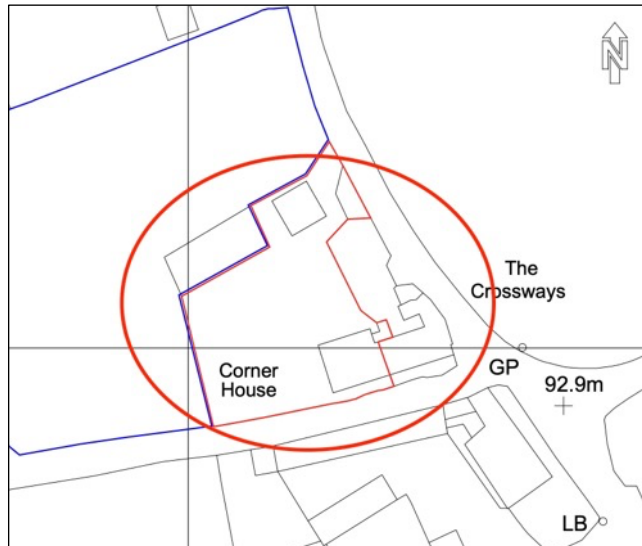


Figure 7 - Modern Ordnance Survey Extract

The Setting Of The Heritage Asset

- 2.5 The host dwelling, Corner House is located in a semi-rural location on the northwestern edge of Stoney Stratton; however, its close proximity to dwellings to the south and with dwellings beyond to the north; albeit, in a more spaced out manner, ensures the application site reads as part of the hamlet.



Figure 8 - Aerial Image Showing Application Building In Village Context

The application building is located away from the host dwelling and its attached neighbour and is located along the northern boundary of the garden, abutting the adjacent field boundary. Vehicular access to the host dwelling passes alongside the southern face of the application building.

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Figure 9 - Aerial Image Showing Application Building In Site Context

- 2.6 The land around the host heritage asset and its attached neighbour have been cleared of the remaining agricultural buildings that can be seen in the historic mapping dating from 1886, 1903 & 1929. Given these area have been previously developed and generally laid to domestic gardens, there remains no noteworthy historic features within the site.

Significance

- 2.7 The Corner House is a Grade II Listed Building, with the listing covering both Corner House and Crossways, to which it is attached. Corner House and Crossways are without doubt buildings of historic significance; however, this application relates only to the garage building falling in the curtilage of the listed building and being listed by association.

The interest to this and future generations is likely to be architectural and archaeological in the form of how the area has changed over time.

Notably, a building appears in the location of the application building and of a similar plan form on historical Ordnance Survey maps from 1886, 1903 and 1929 respectively. The map of 1903 shows the application building labelled as a 'Smithy'². This use is likely given the rural location where a blacksmith would have been in demand (amongst other things) for maintenance and repair of farm machinery, as well as shoeing horses and possibly so, beyond the more widespread use of mechanical alternatives to horses that may have took longer to reach this rural Somerset location.

² A 'Smithy' is defined in the Oxford Dictionary as 'a blacksmith's workshop; a forge'.

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The construction of the application building in local natural rubble stone, with irregular ashlar quoins and timber cladding (where earlier large doors or a larger opening may have been present), under a pitched roof of clay tile appears commensurate with period buildings in the immediate and wider locality that pre-date the 1886 Ordnance Survey map and very possibly date back to c16 and c17. However, it is known from the construction and age of some of the materials used for the application building, as well as the comments in the Planning Officer Report from applications **115976/001** (Planning) & **115976/001** (Listed Building); that the building was rebuilt as a garage around circa 2003; albeit, using similar or reclaimed materials from the 'tumbledown' building it replaced. Simply, this application building is approximately 20 years old and was built using a range of reclaimed materials.

Proposed Works, Specification, Impact on Heritage Assets & Justification

- 2.8 The conversion of the garage building to a residential annexe will entail retaining the existing structure in its entirety, save for the forming of one new window opening in the north elevation and the insertion of two rooflights in the northern catslide roof. Additionally, a window will be inserted in the timber cladding to the east elevation and the existing vehicle door openings will be reconfigures with windows and a door, with the remaining opening infilled with timber cladding to match that used elsewhere on the building. Given that the building is a rebuild of a former building and hence new, along with new walling and roof structure, there will be no loss of historic fabric.
- 2.9 Internally, the building will be sub divided with timber stud partitions; however, as a recently built building, this has no impact on its historic form and layout, which was lost at the time of rebuilding.
- 2.10 Externally at ground level very limited excavations will take place in order to connect foul drainage to the annexe. Given the previous level of development in this area, it is considered unlikely there will be archaeology of any merit. However, drainage trenches will be excavated with care and any finds notified to the council archaeologist. If considered appropriate, a watching brief or other conditions considered suitable by the council archaeologist could be attached to any consent.
- 2.11 This approach respects the building in its current form to provide a residential annexe that does not detract from the existing building, or setting of the wider heritage asset. It is never the less acknowledged that there is some harm in the conversion in changes to the external envelope, but this is considered to be outweighed through the provision of a very much needed dwelling and close care facility, enabling this otherwise underused building to be put to good use limiting impact on the local social care system and thus providing a public benefit.

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3.0 Context

- 3.1 The application site is located in a small cluster of dwellings and farms in the hamlet of Stoney Stratton, outlying the village of Evercreech that lies to the west. Evercreech is identified in the adopted Mendip Local Plan as a 'Primary Village' and where everyday services lie but 0.5 miles from the application site.



Figure 10 - Aerial image showing application building and host heritage asset set in wider landscape of Stoney Stratton

- 3.2 The approximate distances the site lies from larger conurbations are:

Evercreech 0.5 miles
Shepton Mallet 4.5 miles
Castle Cary 4.5 miles (mainline train station)
Wells 9 miles
Yeovil 20 miles (mainline train station)

- 3.3 Residential buildings in the locality are generally traditional in design and constructed from a range of materials with walling of natural stone or render and roofs of tile or slate. Agricultural buildings in the area are a mixture of stone (traditional agricultural buildings), or profile metal sheet and plain blockwork or rendered masonry (modern agricultural buildings).
- 3.4 The application building is constructed with local Mendip natural rubble limestone walls with timber cladding, under a pitched roof of clay tile.
- 3.5 Insofar as the adopted Mendip District Local Plan goes, there are no specific policy designations relating to the site itself, or adjacent land. Broad ranging policies that wash over the local plan area do however apply.
- 3.6 This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1, DP1 & DP4.

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4.0 Flood Risk, Phosphates & Drainage Strategies

Environment Agency Flood Zone

- 4.1 According to the EA (Environment Agency) records, the application site falls in a Flood Zone 1 (the lowest of flood zones) and as such, has a low risk of flooding and therefore policy does not require a Flood Risk Assessment as part of any planning application. Notably, EA records show no overland flood risk.

Phosphates

- 4.2 The site lies inside of the phosphate catchment area for the Somerset Levels as protected under the RAMSAR Convention; however, the proposal is for a residential annexe allied to the existing residential unit. The ancillary nature of such a use, means annexes are not likely to result in a net increase to the average household. A planning condition is usually imposed on any approval to prevent occupation as a separate dwelling, this being already known and acceptable to the applicant who only wishes to house their father with some degree of independence and not create a separate dwelling.

Storm Drainage Strategy

- 4.3 The proposal is for the conversion of an existing building. The proposed development whilst does not propose to increase the size of the application building, or increase or change any external hardstanding and as such, stormwater runoff will remain the same as that currently.
- 4.4 The applicant will install water butts to the downpipes of the building so that any water installed collected can be used for watering plants and washing down surfaces.
- 4.5 It is not considered that the proposed development will cause any flooding issues either on site, or over the wider locality. Further, due to the installation of water butts, there will likely be a slight decrease in storm water runoff.

Foul Drainage Strategy – Mains Drainage Assessment

- 4.6 The application site is already served by a mains drainage system, which the proposed development proposes to connect into.
- 4.7 This accords with the overarching aims of the NPPF, Planning Practice Guidance and the Mendip District Local Plan, in particular Policies DP8 & DP23.

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5.0 Layout

- 5.1 The existing vehicular access that connects with the unclassified public highway to the east of the application site will be retained and used in its current form, as will the existing hardstone parking and on site turning area.
- 5.2 The conversion will create a very modest one bedroom, single-storey annexe laid out to provide an open plan kitchen and living space, with one bedroom and one bathroom complete with a wet floor shower. The unit is considered sufficient in size to afford the applicants father a degree of independence; albeit, facilities in the host dwelling will be shared for most main meals and socialising with the wider family.
- 5.3 Generous areas of glazing are incorporated to the north, east and south elevations to take in views of the public and private domains, as well as the countryside. These generous areas of glazing will importantly benefit passive solar gain from the path of the sun, particularly rooms habituated in the day, such as the open plan kitchen and living space. Rooflights are provided over the bedroom and bathroom to allow more natural light to enter the property and limit the use of electric lighting.
- 5.4 This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1 & DP7.

6.0 Scale & Appearance

- 6.1 The proposal is based on utilising the existing building to create a modest energy efficient home.
- 6.2 The building will take on a simple and unfussy appearance, commensurate with its simple rural and agricultural origins.
- 6.3 The external appearance of the proposed development will offer a sympathetic contemporary conversion approach, with simple uncomplicated architectural detailing so that it sits comfortably within the existing locality and does not conflict with the surrounding architecture, topography or landscape.
- 6.4 In general the scale and appearance of any detail design should:
 - √ *not compromise the character of the location*
 - √ *not be visually intrusive upon any surrounding development or the countryside*
 - √ *not harm the residential amenity of any nearby dwellings or land*
 - √ *be constructed of external facing materials, which respect the location*
 - √ *respect and complement the form, character and scale of the setting*
- 6.5 This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1, DP1 & DP4, DP7 & DP22.

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7.0 Landscaping & Biodiversity

Landscaping Strategy

- 7.1 Landscaping should form an integral part of the development and take into account the rural location.
- 7.2 It is not proposed to create any new boundaries to separate the annexe that will otherwise remain to read as part of the host dwelling.
- 7.3 New tree planting should provide for select native species trees, located in key positions, yet still allow views out of the building and site to key vistas. This is likely to be along the northern field boundary, inside of the hedgeline of the field to the north, which is under the ownership of the applicant and edged in red on the application drawings.
- 7.4 The annexe will share garden and sitting out areas with the host dwelling, with these already existing.
- 7.5 Carefully designed landscaping, rich in species that encourage wildlife and protected species such as bats and birds can help to retain the rural characteristics of the area and limit impact from domestic use. Please see ecology survey for suitable species of plants and trees.
- 7.6 Roof water will be stored using water butts for irrigation of the garden of the wider property, with excess leading to soakaways.
- 7.7 Any external lighting should be low energy and limited in this rural location, sufficient to only allow safe access to and from the dwelling during the hours of darkness. External lighting should be operated by PIR detectors and fitted with a timer, so that lights only operate when set off by means of detection and the duration time of lighting is limited by way of timer to conserve energy. All external lighting should be shielded and angled downwards to prevent light pollution to the night sky and aid the nighttime flight of bats and other nocturnal wildlife in this rural location.

Biodiversity

- 7.8 The existing building is modern building (having been rebuilt circa 20 years ago) that is in excellent condition, with internal areas formed with a modern concrete floor, concrete block walling and a modern timber roof structure that uses a breathable membrane. The building remains in current regular use and this, along with the modern construction materials used internally is not conducive to use by bats. Furthermore, it is proposed to convert the building internally with limited external works, so the change of impact on bats or other protected species is limited. Whilst a limited number of roof tiles will be removed to facilitate the installation of rooflights, this will be done with care and any evidence of bats will result in work ceasing and an ecologist engaged and the council contacted to report findings.
- 7.9 As well as selecting planting species that encourage wildlife, the installation of a bat and bird box will further aid this and improve structural biodiversity. It is envisaged that the bat box will be installed on the eastern elevation of the building at high level where it will be warmed by the morning sun and have direct access to the native hedgerows that border fields to the north and east. The bird box will be located on the west elevation of the building at high level.

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General

- 7.10 Suitable planning conditions can be attached to any approval to secure landscaping and lighting schemes (as well as limit occupation to that of an annexe).
- 7.11 This accords with the overarching aims of the NPPF and the Mendip District Local Plan, in particular Policies CP1, DP1 & DP4, DP5, DP6, DP8 & DP23.

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8.0 Access

- 8.1 Any development should look to provide safe access to and from the application site and provide the required parking and on site turning.
- 8.2 The scheme proposes to use the existing vehicular access onto the lane and unclassified public highway to the east of the application site, known as Broad Street.
- 8.3 The host property benefits an existing large courtyard parking area with gravel hardstanding that can accommodate 4 to 5 cars adjacent to the host dwelling and a further car parking space, if required, alongside the western elevation of the application building – **please see image below:**



Figure 11 - Aerial image showing host dwelling (Corner House), the application building (garage) & large parking area both to the north of the host dwelling and west of the application building

- 8.4 Adequate space should be set aside to allow the parking of one bicycle and one motorcycle and this can for example be on the hardstanding where there is adequate space to accommodate such.
- 8.5 An electric vehicle charging point should be installed adjacent the parking area to enable charging a range of electric vehicles. This should be a minimum 32amp/ 7.4kva and be ideally positioned so that it can be used to facilitate charging of more than one parking space, without the need to move cars.
- 8.6 Adequate space will be provided within the curtilage of the site to store recycle and refuse containers.
- 8.7 Level access will be provided to external entrance doors with the utilisation of level thresholds for disabled access and extend throughout the ground floor of the property.

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- 8.8 Somerset County Council mapping at 'Explore Somerset' shows that there are no PROW's (Public Rights of Way) on or immediately adjacent the application site.
- 8.9 Any external lighting should be low energy and limited in this rural location, sufficient to only allow safe access to and from the dwelling during the hours of darkness. External lighting should be operated by PIR detectors and fitted with a timer, so that lights only operate when set off by means of detection and the duration time of lighting is limited by way of timer to conserve energy. All external lighting should be shielded and angled downwards to prevent light pollution to the night sky and aid the nighttime flight of bats and other nocturnal wildlife in this rural location.
- 8.10 This accords with the overarching aims of the NPPF and Mendip District Local Plan, in particular Policies CP1, DP1 & DP9 & DP10, as well as the Somerset County Council District Wide Parking Strategy and the Manual for Streets.

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9.0 Energy

Please Note: The following section covers what is desirable in achieving the aim of making the building/s as energy efficient as possible through design. The aims of achieving this is shown in *italic font*. Below the *italicised font* are site specific comments, in standard font.

Energy Efficiency Through Design

- 9.1 *All new development should look to minimise energy usage by way of design.*

The following principles should be adopted with any detail design and any opportunity to upgrade sustainability credentials be incorporated:

- √ limit energy usage by design
- √ limit energy usage by using high levels of insulation
- √ ensure that any energy used where possible comes from sustainable and renewable sources

- 9.2 *In orientating a building, opportunities should be taken to ensure that energy usage is limited by way of making best use of the path of the sun for heat and natural light.*

The proposal is limited by the orientation of the building, which is an existing building; nevertheless, the main rooms of the property that are habituated during the day face south where there are large areas of glazing to benefit natural light and passive solar gain.

- 9.3 *Buildings should be insulated to a high standard. High levels of insulation limit energy usage.*

The development takes every opportunity to incorporate high levels of insulation within floors, walls, roof and windows so that energy usage is minimised. The design target for the external envelope is in excess of the minimum standards required by Building Regulation.

All pipework will be lagged with high performance insulation.

- 9.4 *Energy Usage in a building can be provided by renewable and sustainable energy sources and limit the use of fossil fuels. Where fossil fuel usage is required, this can be limited by the use of efficient appliances and low energy lighting and through the use of on site, small scale, sustainable energy generation through solar or wind power.*

The design proposes to use either an air source heat pump or small efficient electric boiler to provide hot water and space heating. Small scale energy generation in the form of photovoltaic panels will be installed on the south facing roof slope of the building.

Lighting throughout the property will be either dedicated low energy or LED lighting. External lighting will be provided to enable security and safe access during the hours of darkness. External lighting will incorporate passive infra red detectors and timers, so that their use and duration will be limited. All external lighting should be shielded from the night sky as so to limit light pollution and aid the path of nocturnal species.

Any built-in appliances will be of the highest energy efficiency rating available and not be less than A+ rated.

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- 9.5 *Savings in water usage can be made by limiting water use and recycling water where feasible.*

Energy saving appliances that use water, such as low water usage washing machines and dishwashers can aid such an aim and appliances proposed will not be less than A+.

Faucets will be of the spray variety and toilets will be dual flush in order to minimise water usage.

Surface water will be piped to soakaways, with downpipes incorporating the facility to draw off water to individual water storage facilities (water butts) and this water in turn can be used in the garden of the property for irrigation and washing down purposes.

- 9.6 *Transport should look to reduce the use of the private motor car, promote public transport and encourage the use of cycling and walking for shorter journeys.*

Parking will be provided for cars, bicycles and motorcycles. An on site electric vehicle charging point not less than 32amps/ 7.4kva will be provided.

- 9.7 *New buildings or conversions should be designed to 'allow access for all'.*

Access to the annexe will be provided using level thresholds to provide easy access.

Light fittings and power sockets will be located at a height of between 400mm – 1200m to allow easy reach for people with disabilities and the ambulant disabled.

Level or slightly graded external pathways will allow access around the property whether on foot or using personal wheeled access equipment.

- 9.8 *Waste should be recycled wherever possible and facility to store general waste and waste for recycling should be provided.*

Waste and recycling will be incorporated with that used by the host dwelling.

- 9.9 *Consideration should be given to construction, as recycling existing materials on site, use of recycled and recyclable materials in construction, along with sourcing materials and labour locally can reduce waste and energy consumption.*

Existing materials on site are limited as is the need for demolition by virtue of the proposed conversion design. Materials; albeit limited, will be recycled and reused on site and where this is not possible, reused off site, before choosing landfill.

The area is a significant producer and manufacturer of building materials and there are a number of builder's merchants and reclamation yards within the local and wider area that can supply materials for the development.

Further, any construction waste should be separated for recycling purposes as this will reduce the need for landfill.

The applicant supports the use of local labour and there is a wide range of building contractors and tradesmen within the immediate and wider area that can provide the necessary labour.

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General

- 9.10 The walls between rooms will be either dense concrete block or insulated studwork to limit the passage of sound.

The compilation of the respective technical documentation for appliances and equipment within the annexe will be provided upon completion so that all users can operate the equipment properly and enable even non technical users to have the ability to make best use of all facilities, in particular those which save energy. This guide should also include for relevant information on surrounding facilities and public transport.

The property will be secured to a high standard with high security locking and deadlocks, safety chains and window locks. An alarm system will be installed at the time of construction.

Sustainability Summary

- 9.11 Sustainability Principles:

Construction:

- ✓ sourcing materials locally
- ✓ ensure that local construction materials are employed wherever possible
- ✓ source labour locally
- ✓ use of recycled/ reused or renewable materials where practicable

Usage:

Energy

- ✓ using natural daylight as much as possible
- ✓ solar shading with coated glass
- ✓ double or triple glazing
- ✓ high levels of insulation
- ✓ highly energy efficient hot water and space heating
- ✓ installation of non fossil fuel energy creation using photovoltaic panels
- ✓ low energy lighting
- ✓ economic use of floor space
- ✓ provide space for recycling domestic refuse

Water

- ✓ dual flush toilets
- ✓ spray taps

Travel

- ✓ space provided for working from home
- ✓ good communication links (high speed broadband)
- ✓ good links to public transport
- ✓ space provided to store bicycles
- ✓ an electric vehicle charging point not less than 32amps will be provided

- 9.12 This accords with the overarching aims of the NPPF and Mendip District Local Plan, in particular Policies CP1, DP7, DP22 & DP23.

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10.0 Policy Summary & Conclusion

- 10.1 Planning Policy at all levels strongly supports and encourages the reuse and/ or conversion of existing buildings due to the inherent carbon locked into existing structures, making them energy efficient for conversion when compared to new buildings.

National Planning Policy

- 10.2 On a national level, the **NPPF** (National Planning Policy Framework, September 2023), paragraph 152, states:

‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’.

- 10.3 A thread that runs through the **NPPF** supports self-build dwellings, as well as people who wish to build or commission their own homes; supports housing people in an affordable manner; supports the provision of specialist accommodation for people with specific needs, such as purpose built accommodation for the elderly and supports housing older people in suitable accommodation. Notably, the NPPF Glossary defines ‘older people’ as:

‘People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs’.

- 10.4 Self-Build homes are also supported through the **Custom Housebuilding Act 2015**. Local Planning Authorities are subject to duties under Sections 2 & 2a of the Act to have regard to this and give enough suitable development permissions to meet identified demand.

- 10.5 As a result of these policies, you have the **NPPF** supporting the principle of this application.

Local Planning Policy

- 10.6 On a local level, whilst the Mendip District Local Plan 2006-2029 (adopted 15 December 2014) does not have a specific policy that relates to residential annexes, it identifies and recognises the problems faced by the district through an ageing population that needs to be housed and that such groups may require specialist housing (paragraphs 6.126 & 6.91, as well as the vision for all 5 market towns across the district identify this).

- 10.7 Paragraph 6.131 identifies the council recognises and supports self-build homes and look to provide appropriate support for such developments.

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- 10.8 On a more practical point, Somerset Council as the recently formed Unitary Authority and provider of care is already under severe financial distress declaring a 'financial emergency' and are at risk of issuing a S114 Notice, effectively declaring the council bankrupt – **please see weblink below from Somerset Council website, dated 13 November 2023:**

<https://www.somerset.gov.uk/news/council-steps-up-response-to-financial-emergency/>

Furthermore, there is a national decline in doctors entering the profession, necessary not only in dealing with an ever increasing population, but also replacing doctors that are retiring. This is exacerbated in Somerset as so many doctors are at or approaching retirement age, with Somerset losing some 50 doctors since 2016 – **please see weblink below from Frome Nub News, dated 23 June 2023:**

<https://frome.nub.news/news/local-news/new-figures-show-that-somerset-has-lost-more-than-50-gps-since-2016-leaving-just-one-gp-per-2100-people-189589>

It is also a matter of fact that care home places are extremely limited, with nearly all care homes in Somerset at capacity, as would be recognised by anyone who has in recent years tried to source or organise a placement at a care home.

In essence, it is becoming increasingly important that people who can provide for their own care needs, or those of dependent relatives do so, as the usual care routes are likely to be under significantly increasing pressure.

- 10.9 As this proposal accords with the overarching aims of the National Planning Policy Framework (September 2023) and the Mendip District Local Plan 2006-2029 (December 2014), we respectfully ask the Local Planning Authority to conditionally approve this application on its significant merits, which not only provides annexe accommodation for a dependent relative (father) of the applicant.

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Appendix A

Extracts From Historic Planning Files

Officer Report 115975/000 (Planning)

Officer Report 115970/001 (Listed Building)

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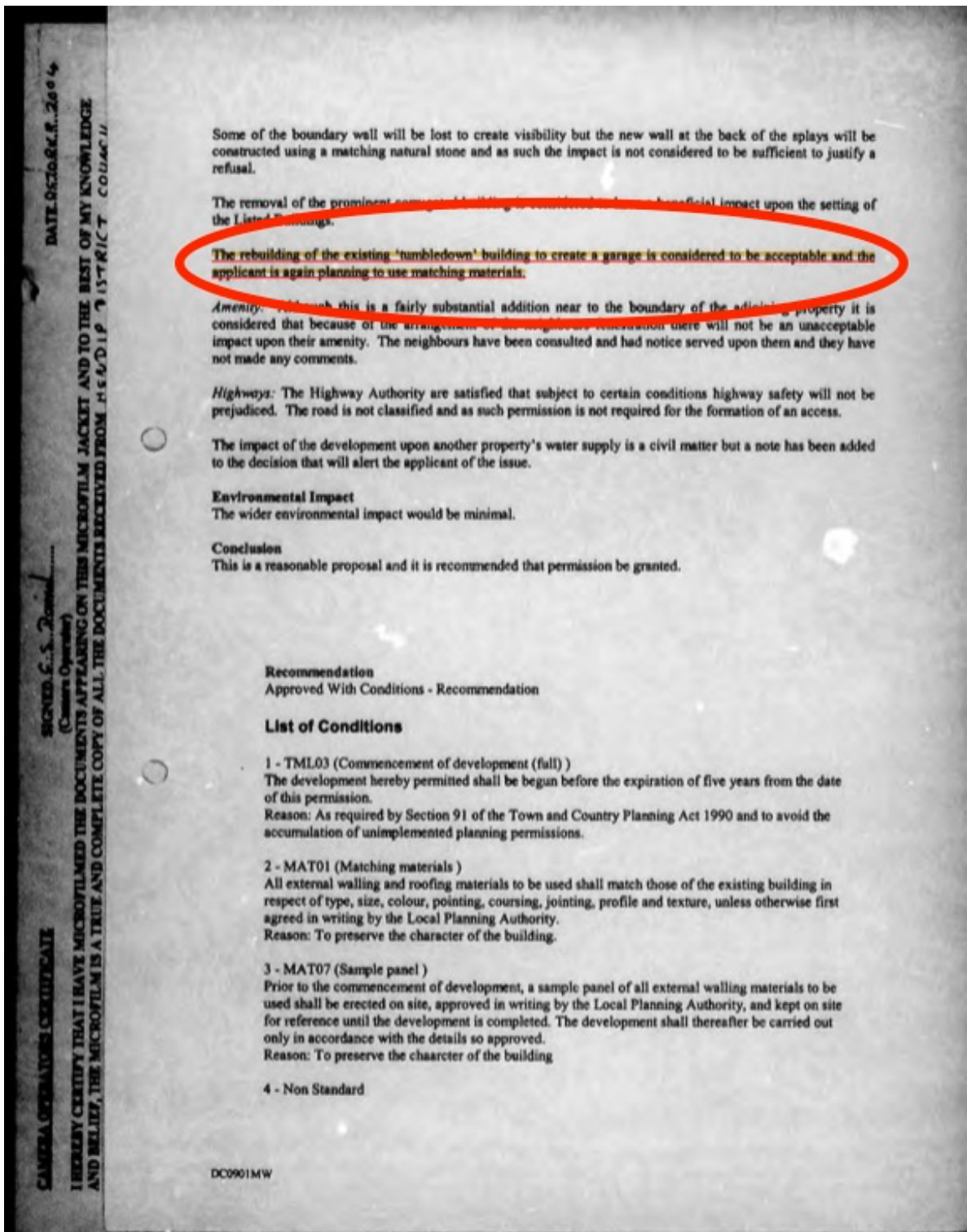


Figure 12 - Extract from Planning Officer Report, Planning Application 115976/000 (Planning Application) acknowledging that the 'tumbledown' building would be rebuilt as a garage

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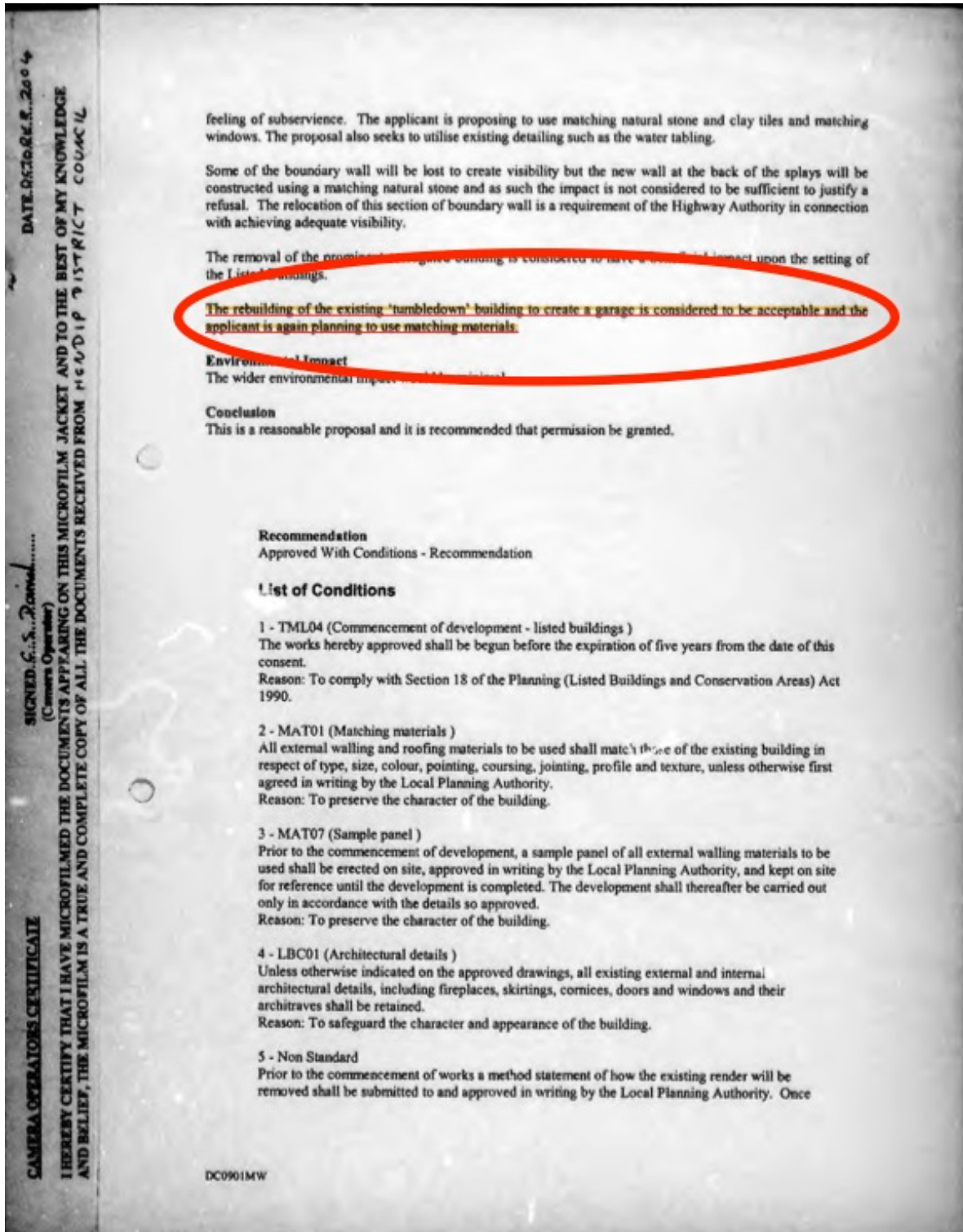


Figure 13 - Extract from Planning Officer Report, Planning Application 115976/001 (Listed Building Application) acknowledging that the 'tumbledown' building would be rebuilt as a garage

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