

# KÖST



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**2323**

Extension & Alterations at Oakdale, Stoodleigh, Devon, EX31 9PW

Mr & Mrs Harris

Supporting Statement

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# Revisions

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**Revision History**  
21/12/2023 — Issue 1

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**Revised By**  
Lewis Johnson

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**Checked By**  
Kost Architects Ltd

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# 1.0

## Introduction

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- 1.01 Purpose of Report
- 1.02 Project Background, Brief & Need
- 1.03 Site Description & Photographs
- 1.04 Village Context & Land Use
- 1.05 Conservation Area



Figure 1.01 - Site Location (Macro)



Figure 1.02 - Site Location (Micro)

## 1.01

### Purpose of Report

This report has been prepared by KÖST architects to accompany the planning application for the extension and alterations at Oakdale, Stoodleigh, EX31 9PW.

The report sets the scene for the application, outlining the needs and desires and aims to provide evidence to support the applicants intentions in both practical and planning terms. It will justify why the scheme is believed to be appropriate and explore the thought processes which have underpinned the design proposals.

This report should be read in conjunction with the accompanying drawings and reports forming the planning application.



## 1.02

### Project Background, Brief & Need

The applicants have recently purchased the property in question after seeking to live closer to their workshop and storage yard/facility in which they run their business out of, which conveniently neighbours the northern boundary of the property (Ford Plantation). This ensures ease and efficiency of access and also an added element of security.

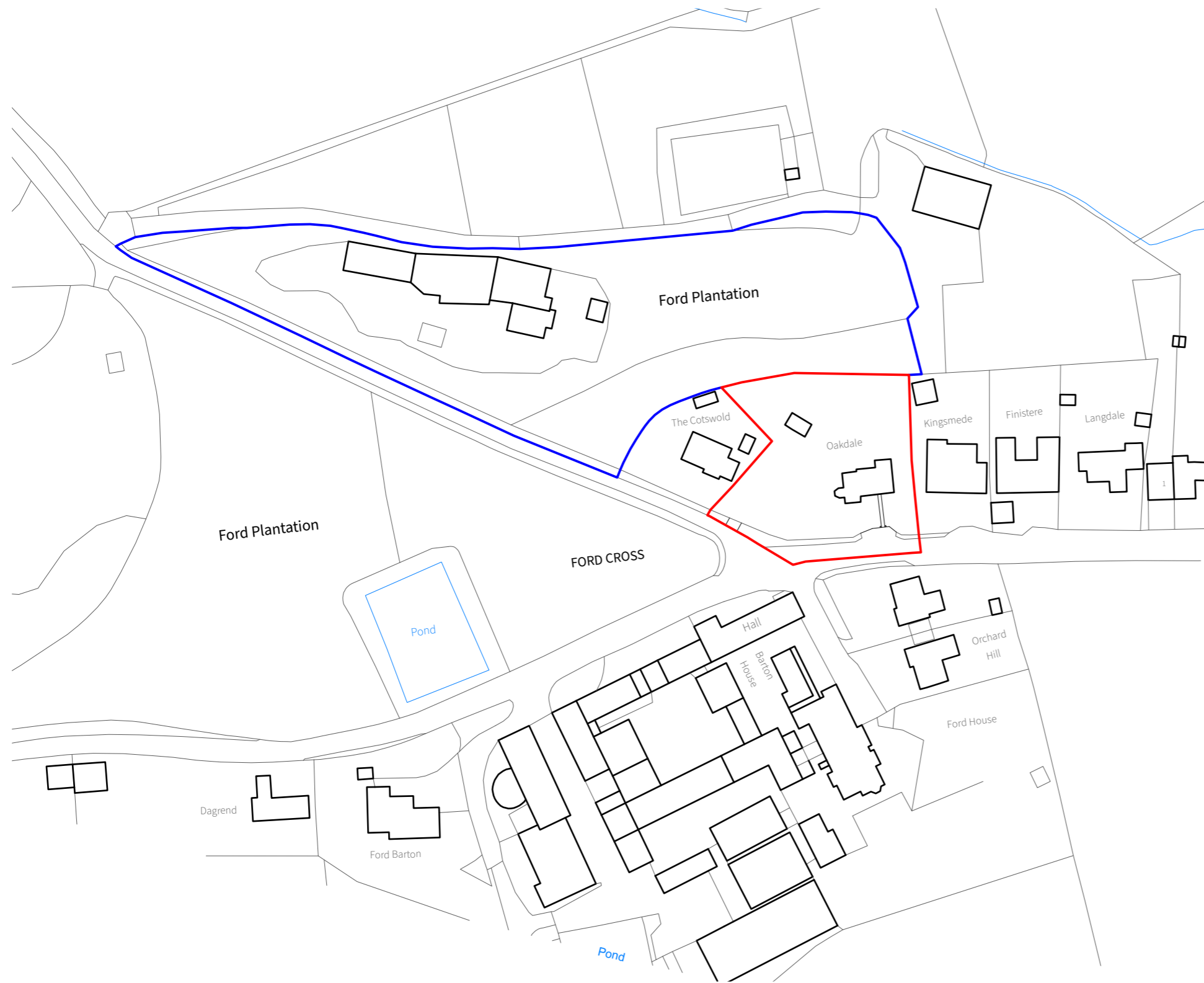
The property - a single storey 2 bedroom bungalow is in severe need of upgrading, both from an energy/insulation/heating perspective, but also from an aesthetic and external condition/appearance perspective. Moreover, the property only being 2 bedrooms is too small for the applicants and their family, but given this suited their needs (proximity to their neighbouring land and availability) so well, it was purchased with the expectation of extending to suit their family needs. The plot's footprint is generous enough to accommodate the extension proposed, and is therefore commensurate with the wider site and also neighbouring buildings along the road.

The current layout is very cellular; synonymous with the era (and living style) of the period it was erected. The layout doesn't 'flow' and there is little connection to the large garden which is currently under exploited.

Our brief was to transform the property into a 4 bedroom house and in order to do so, add a further storey to limit the increase in overall footprint. The home also needed an open plan kitchen, living, dining area with a stronger connection to the garden and to be aligned with family life. A separate snug, utility and pantry were also desired.

As touched upon, the wider site is large and the current single storey garage is in poor condition. As a result, the current gated vehicle entrance to the west is to be formalised into a new driveway/turning area, leading to a new 2 bay garage which is also to have an office above to run their antiques business from.

It has always been our intension to raise the eaves on the first floor, but limit this increase to avoid a new 'first floor' in its entirety, but instead accept slightly less usable area in certain areas in order to control the overall increase in height, scale and impact. This has shaped ultimately the proposed scheme.



## 1.03

### Site Description & Photographs

The application site covers circa 0.2ha and is located to the north of West End Lane which runs between Rull Hill and Stoodleigh (the main settlement) almost opposite the Parish Hall.

It forms 1 of 7 houses along the north side of the road, all of which share similar characteristics i.e. detached dormer bungalows with generous driveways to the south and large gardens to the north.

The site is bound by established hedgerows on all sides, and there are a number of large trees on the site which form part of the woodland character as the landscape merges from the woodland to the west, into more residential as it moves east. It forms a gentle transition and it's our intention to retain this as much as possible.

As noted, there is an existing vehicular entrance to the west which adjoins the junction, although the driveway and track have been neglected and have since overgrown, and a pedestrian entrance (path) to the north with 1no. car parking space (or at least setting down point) parallel with the highway. The western entrance leads to a single storey garage within the site, although this is oddly orientated and ill positioned relative to the house and garden.

The site borders the woodland as part of Ford Plantation to the north (which is again in the applicants ownership) and the neighbouring dwellings to the east and west are well screened as a result of the dense boundary vegetation.

The property in question has by far the largest plot on the 'street' and is therefore felt to be able to accommodate enlargement in the overall footprint without any risk of over development or becoming 'out of place' in the context of the nearby development.

Figure 1.03 - Location Plan



Agricultural buildings
  Dwellings
  Public / civic buildings



Figure 1.04 - Stoodleigh use plan



Figure 1.05 - Agricultural cluster



Figure 1.06 - Linear dwellings

## 1.04

### Village Context and Land Use

To understand the site we have to understand the wider context of Stoodleigh and the local landscape. Stoodleigh sits 240m above sea level on the upper slopes of the rolling hills overlooking the River Exe valley. It is located centrally between the southern tip of Exmoor National Park and the North of Tiverton. The wider landscaped is characterised by patchwork of farmland that is broken up by plantations and woodland. Stoodleigh is no different with a strip of woodland that runs along the main East West axis through the village. The site itself is located on the edge of one of the areas of woodland that is designated as a Nature Recovery Network site.

Stoodleigh has a linear development pattern distributed along the roads that navigate the patchwork of fields that form the wider landscape. The development that defines the village runs for roughly 800m along Rackenford and West End Lane. The Church and a small cluster of dwellings and former farm buildings are located to the East end of the village on Church Style that runs perpendicular to Rackenford. Most dwellings / buildings sit adjacent to the road either as cottages that are parallel or clusters of buildings that are organised around courtyards. This most probably relates back to former agricultural uses and simple workers cottages. There is however some modern infill to the village with bungalows and houses that sit slightly further back from the road.

Outside of the traditional cottages and dwelling along the linear development there are also clear clusters of agricultural buildings. These vary from traditional stone barns and outbuildings to modern barns. The traditional clusters can be found within the village but most of the agricultural related buildings sit on the periphery as well as being dotted in the wider landscape. A good example of this is the traditional cluster of barns located to the South of the site only 100m away.

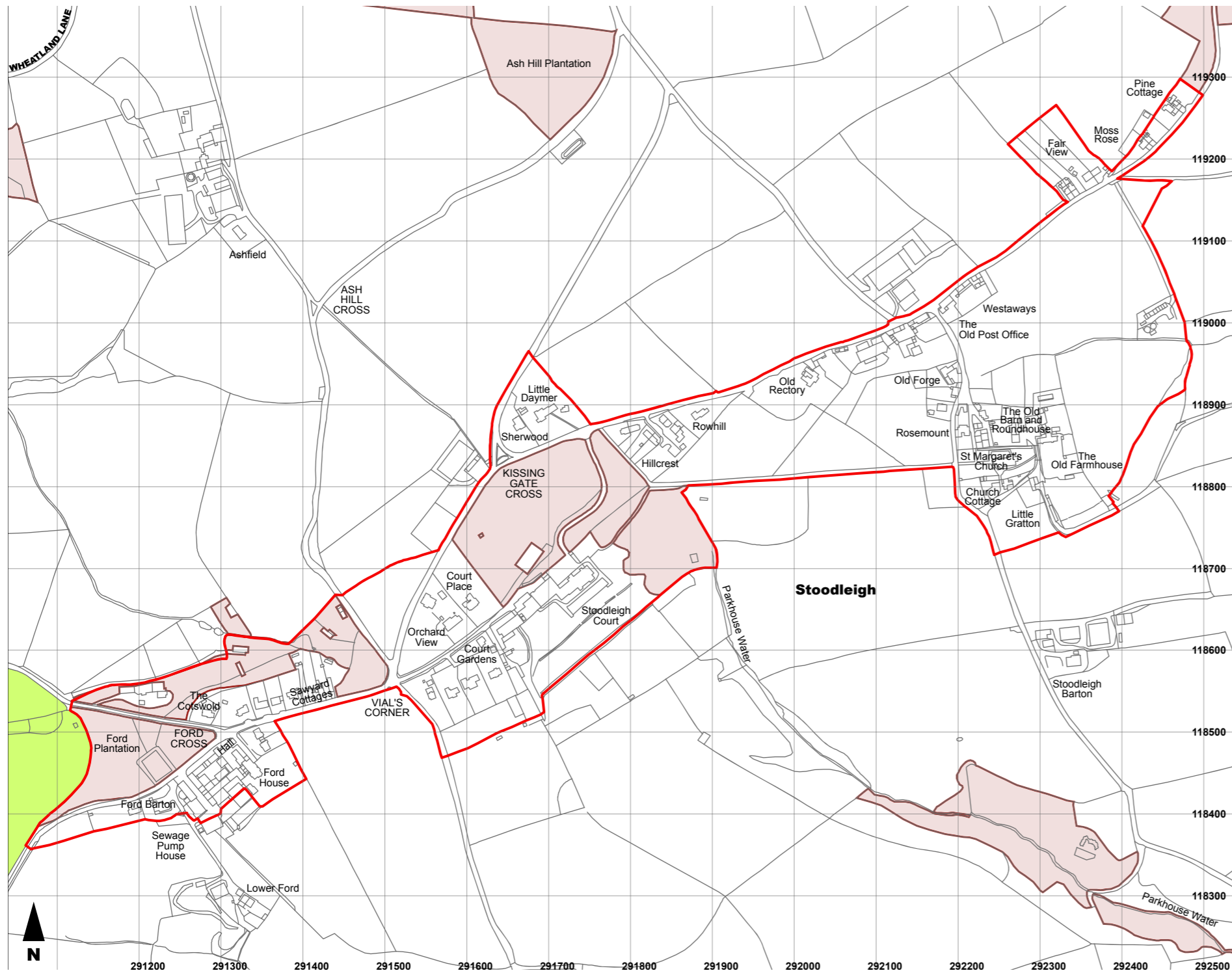


Figure 1.07 - Plan of Stoodleigh conservation

## 1.05

### Conservation Area

Although there is no management plan or character appraisal for Stoodleigh conservation area there are some very clear aspects that define the character in the village, especially at the West end. The conservation area very noticeably encompasses both built features as well as landscape feature such as woodland. This is especially relevant to the north of the site given the woodland is located in the Western tip of the conservation area.

Within the conservation area there are a number of listed buildings. These include St Margaret's Church and Stoodleigh Court but also includes a number of agricultural buildings throughout the village, with the most notable being a cluster of barns to the West side of the village. With the church and house aside the characteristics of the other important buildings are as follows;

- Slate roofs
- Rough faced stone walls with dark red and buff stone colour with buff mortar
- Some rendered walls with red brick reveal and corner details
- Sash windows divided into smaller panes with glazing bars
- Exposed oak frames

There are of course multiple dwellings within the conservation area that don't conform to the either the palette of materials or the scale and proportions typically found in the area. The patchwork of woodland is also as important as the built fabric as the woodlands form the entrances to the west side of the village.

The proposed extensions and external appearance enhancements will respect the woodland currently bordering and surrounding the site just as much as the neighbouring dwellings. The large trees on the site, as well as the backdrop of the woodland ensure the property is read against the woodland and can respond accordingly with darker, more recessive tones in an attempt to merge it in with the wild context/environment instead of strictly responding to the neighbouring buildings.



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## 2.0 Planning Statement

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- 2.01 Planning History
- 2.02 National Planning Policy Framework
- 2.03 Local Planning Policy
- 2.04 Neighbouring Planning Assessment

## 2.01

### Planning History

The site has been subject to a number of applications in the past, however these only relate to the felling/trimming of trees within the conservation area, and this is evident by the lack of alterations to the existing property since its erection. That said, Section 2.04 explores the neighbouring applications which provide some context into what has been accepted nearby.

## 2.02

### National Planning Policy Framework

Section 7 of the NPPF states that:

*“[developments should] respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”.*

The policy goes on to state:

*“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

The framework not only applies to design, but also places emphasis on sustainability. Our aim is to upgrade the existing home which is poorly insulated and relies on dated heating systems in favour of a new highly insulated extension and upgraded existing building fabric home which also utilises modern, renewable forms of heating and cooling.

Section 2 of the NPPF, Achieving Sustainable Development states:

*“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*

*“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*

*“Plans and decisions should apply a presumption in favour of sustainable development.”*

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”*

*“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

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);

Section 12 of the NPPF (Achieving well-designed places) sets out a vision which aims to better the quality of buildings, an ethos and an ambition in-line with our strategy as a studio. It states: *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

## 2.03

### Local Planning Policy

#### Policy S14 - Countryside

Development outside the settlements defined by Policies S10-S13 will preserve and where possible enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria:

c) Appropriately scaled and designed extensions and other physical alterations to existing buildings;

#### Policy DM11

Residential extensions and ancillary development  
Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;
- b) Will not result in over-development of the dwelling curtilage; and
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.

4.40 Rather than moving house to gain extra space many people extend their existing property and permitted development rights allow many extensions to be built without the need to apply for planning permission. However, there are still situations where planning permission is required and where extensions needing planning permission are proposed. It is important that the design of the extension is suitable for the building it will extend and for its immediate surroundings. For example it would not be acceptable for an extension to dominate the existing dwelling or to block light into principal rooms in an adjacent dwelling. The living conditions of neighbours should not be significantly harmed, and the Council will have regard to a number of factors affecting living conditions, such as light, privacy and overbearing or over-dominating effects.

In response to points a, b & c above:

a) the character (and scale) is defined by dormer bungalows with either render or timber facade treatments. We are adhering to this, however the nearby context doesn't necessarily constitute 'good design' as per DM1 - High Quality Design, nor does it align with the excerpts taken from the NPPF within Section 2.02.

There is a balance between adherence to the general principles of scale, mass and appearance, and also seeking to provide an enhanced design to improve the visual quality of the development and not simply answering mediocrity with mediocrity.

b) Overdevelopment is not felt to be a concern given the size of the curtilage relative to the size of the existing (and proposed) footprint. The plot/curtilage is disproportionately larger than any of the neighbouring property and can therefore comfortably afford the increase in footprint/scale.

c) Efforts have been made to ensure there are no adverse overlooking impacts as a result of the extension. Side windows (east and west) at first floor have been limited to avoid directly overlooking the boundaries, and where first floor windows are present, they are far enough away from the neighbouring dwelling i.e. 'The Cotswold' for them to be considered (in excess of 21m). This has been built upon in greater detail in Section 3.



## 2.04

### Neighbouring Planning Assessment

The two applicable applications relate to the two dwellings east of Oakdale. Kingsmede immediately east, and Finistere thereafter.

Kingsmede had an application approved in 2017 (ref: 17/01208/HOUSE) for the 'Erection of extension following demolition of existing conservatory, and repositioning of vehicular access' which realised a large rear extension. The prior footprint equated to 168m<sup>2</sup>, whereas the proposed equated to 232m<sup>2</sup>, an increase of circa 38% on a relatively small plot in comparison to Oakdale.

Finistere on the other hand went further and raised the eaves by 0.5m, and the overall ridge by a further 1m (1.5m in total) as well as increasing the footprint (excl. the garage) from 93m<sup>2</sup> to 169m<sup>2</sup> - an increase of 81% (habitable area) and an even greater amount of GIA given they have also provided 2 en suite bedrooms within the new first floor roofspace.

At Oakdale, the current footprint (excl. garage) equates to 115m<sup>2</sup> and it's proposed to increase to 215m<sup>2</sup>, an increase of 87% in habitable area. This is similar to that which was approved at Finistere. In further support, the plot/curtilage is far greater at Oakdale, meaning it can more easily/comfortably accommodate this increase. We have sought to adhere to retaining the ridge running from east-west, with no evidence of what's proposed at the rear being evident from the highway/principle elevation, again, much like Finistere. The principles are the same in that, the eaves are being raised to create a first floor, as is the ridge.



Figure 2.01 - Existing Floor Plan (Kingsmede)

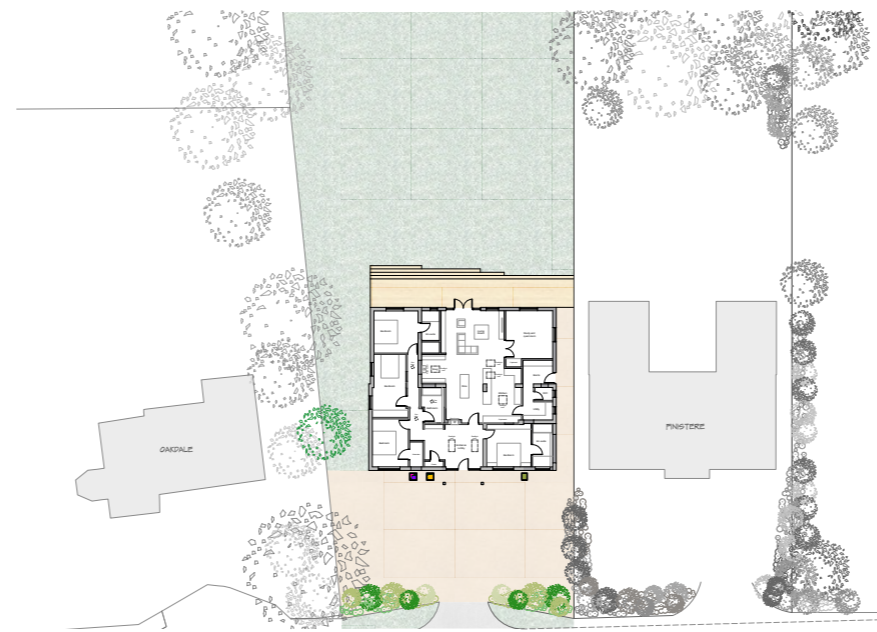


Figure 2.02 - Proposed Floor Plan (Kingsmede)

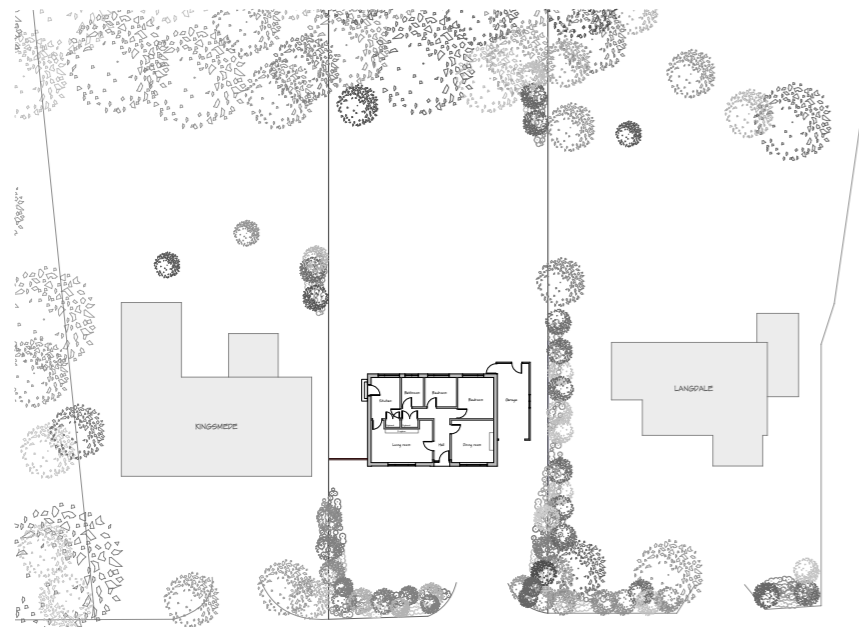


Figure 2.03 - Existing Floor Plan (Finistere)



Figure 2.04 - Proposed Floor Plan (Finistere)

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# 3.0

## Design Statement

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- 3.01 Orientation & Positioning
- 3.02 Use & Amount
- 3.03 Building Layout
- 3.04 Scale, Height & Massing
- 3.05 External Appearance & Materiality
- 3.06 Overlooking, Privacy & Amenity
- 3.07 Visual Impact

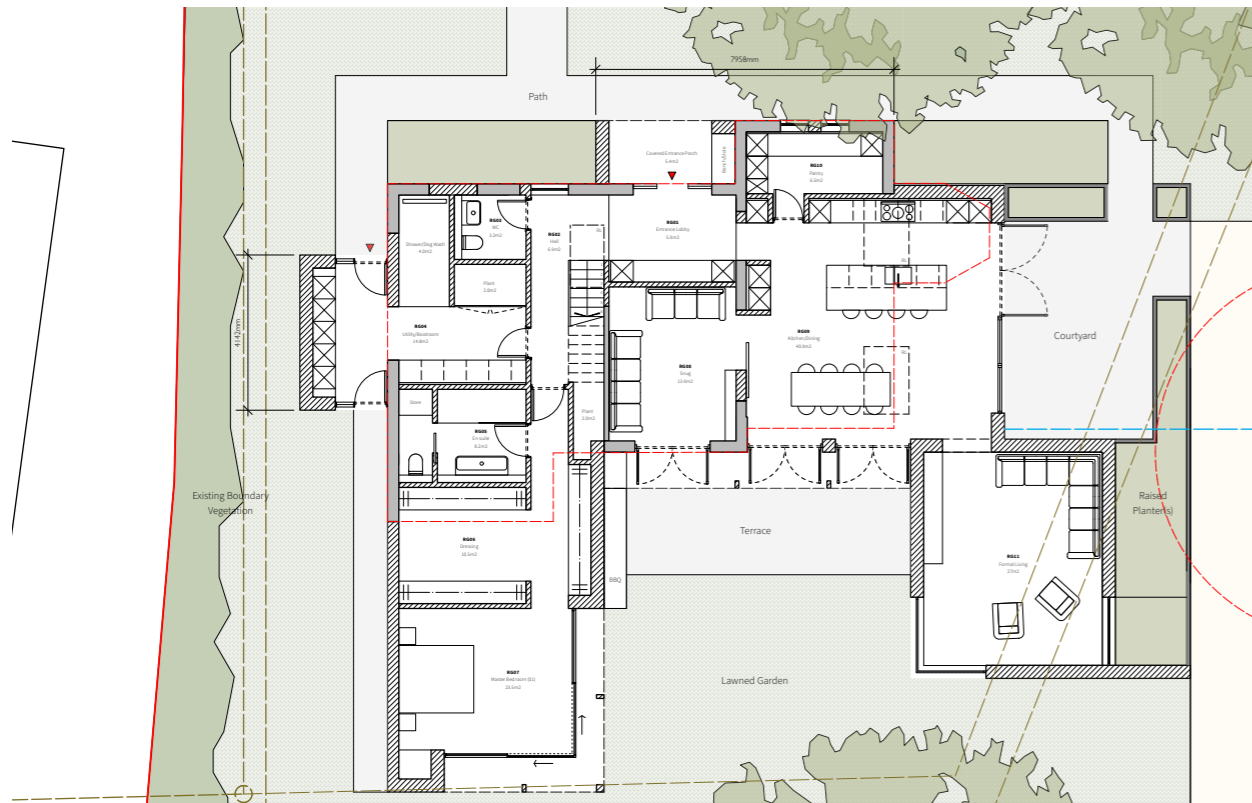


Figure 3.01 - Proposed Ground Floor Plan

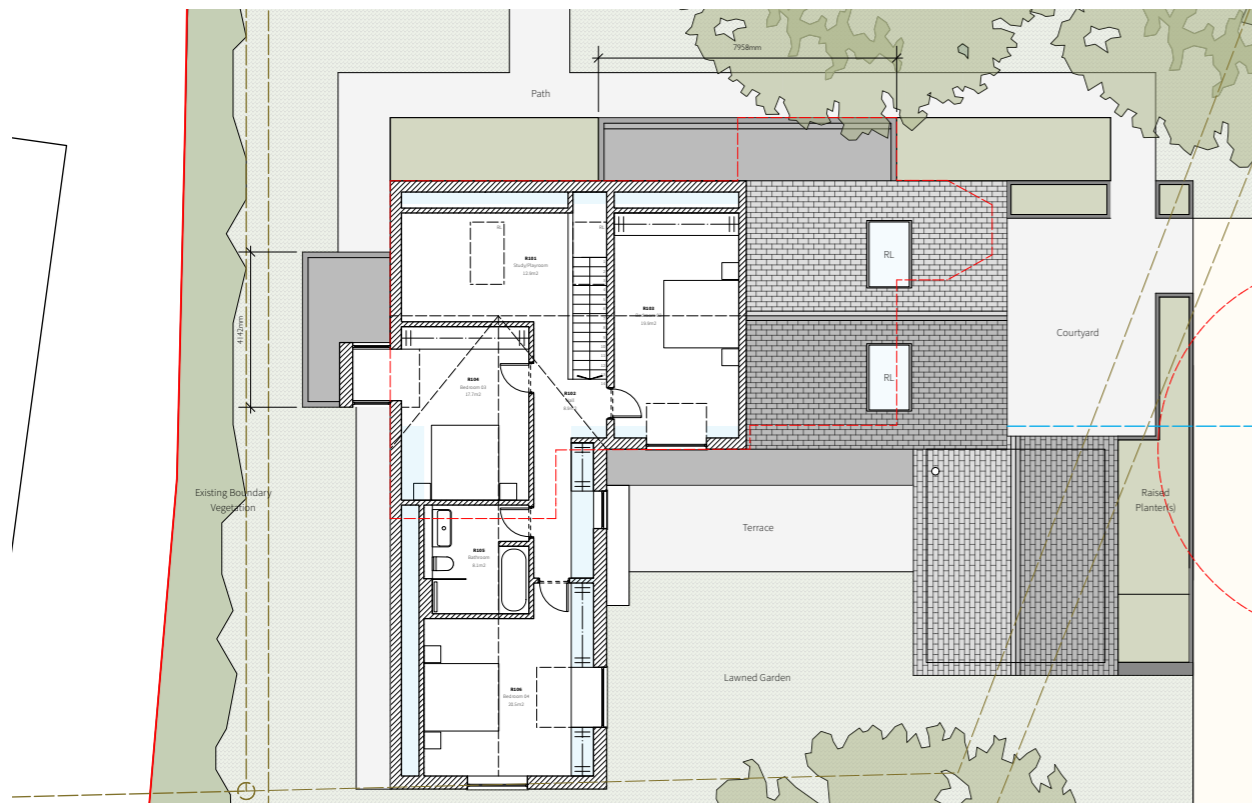


Figure 3.02 - Proposed First Floor Plan

## 3.01

### Orientation & Positioning

Naturally, given the building already exists, the orientation and position have somewhat been dictated. That said, it felt natural to continue the linear block alongside the eastern boundary out further into the garden to screen the neighbouring dwelling and instead focus inwards (and west). As well as increasing the overall width of the property by circa 3m, a smaller, more subservient volume has been 'bolted on' to the north-western corner to create a courtyard off the snug/dining area.

The garage has been positioned more effectively; parallel with the western boundary to be less 'in the way' of the garden/driveway and to appear more strategically instead of randomly placed.

## 3.02

### Use & Amount

Given the building is a small 2 bedroom property, and there is the desire to increase it into a 4/5 bedroom property which suits the size of the family, the footprint has naturally increased in response to this. That said, as explored in Section 2.04, the plot can accommodate this increase without being viewed as overdevelopment, and from the highway, efforts have been made to ensure the increase in scale/size is not as evident and the principles which characterise the road are maintained. There are a lack of public vantage points to the rear, therefore greater freedom can be had in terms of form, openings and design features.

## 3.03

### Building Layout

The ground floor comprises of a large open plan kitchen, living, dining area with pantry, a separate snug as well as a utility/bootroom and generous master bedroom. The newly formed first floor provides 3 further bedrooms, and a potential 5th which doubles a playroom, all of which are served by a single family bathroom. This offering is commensurate with the family's needs and desires and while far greater than the current 2 bedroom bungalow layout, is more akin to a larger, modern-day family and the way in which they live.



Figure 3.03 - 3D model view of southern elevation from highway



Figure 3.04 - 3D model view of northern elevation from garden/woodland

## 3.04

### Scale, Height & Massing

As noted, it has been the intension from the outset to retain the simple pitched roof with ridge running east-west when viewed from the highway (principle elevation). This is to maintain one of the common themes and key characteristics of cluster of dwellings on this side of the road. That said, the eaves and ridge have to be raised to ensure the roofspace provides the necessary accommodation required. It's traditional, linear volume is felt to be well suited to the streetscene, and while there are other volumes either side which are visible from the highway, these are set back and subservient.

The overall height has been kept as low as reasonably practicable and we've intentionally not suggested a conventional 'first floor' as this would not be appropriate within the context and have no relationship with the neighbouring dwellings.

The 3m increase in width of the primary volume is felt to be comfortably amalgamated into the wider scheme, and the width of the site enables this too.

Extending to the rear ensures much of the increase in footprint is screened from view, and that the ridges are hidden behind the main (primary east-west) ridge. The single storey flat roof volume to the south is a carryover from the existing protruding gable and has since been revised to suit the revised aesthetic overall.

## 3.05

### External Appearance & Materiality

The external appearance has been updated to create a slightly more contemporary home, yet retaining a traditional linear form from the highway. Its simple appearance becomes more dynamic and creative to the rear where slightly more freedom can be had. The design doesn't directly respond to the 'white render, concrete roof tile' synonymous locally, but it seeks to exceed the level of 'design' quality, while still being respectful of the context, especially the conservation area.

The dark timber, with dark aluminium window frames and slate roof achieve a more recessive facade which is read more subtly against the backdrop of the trees behind. A white render is felt to be far bolder and indiscreet, with the dark timber being quieter and more subtle overall.

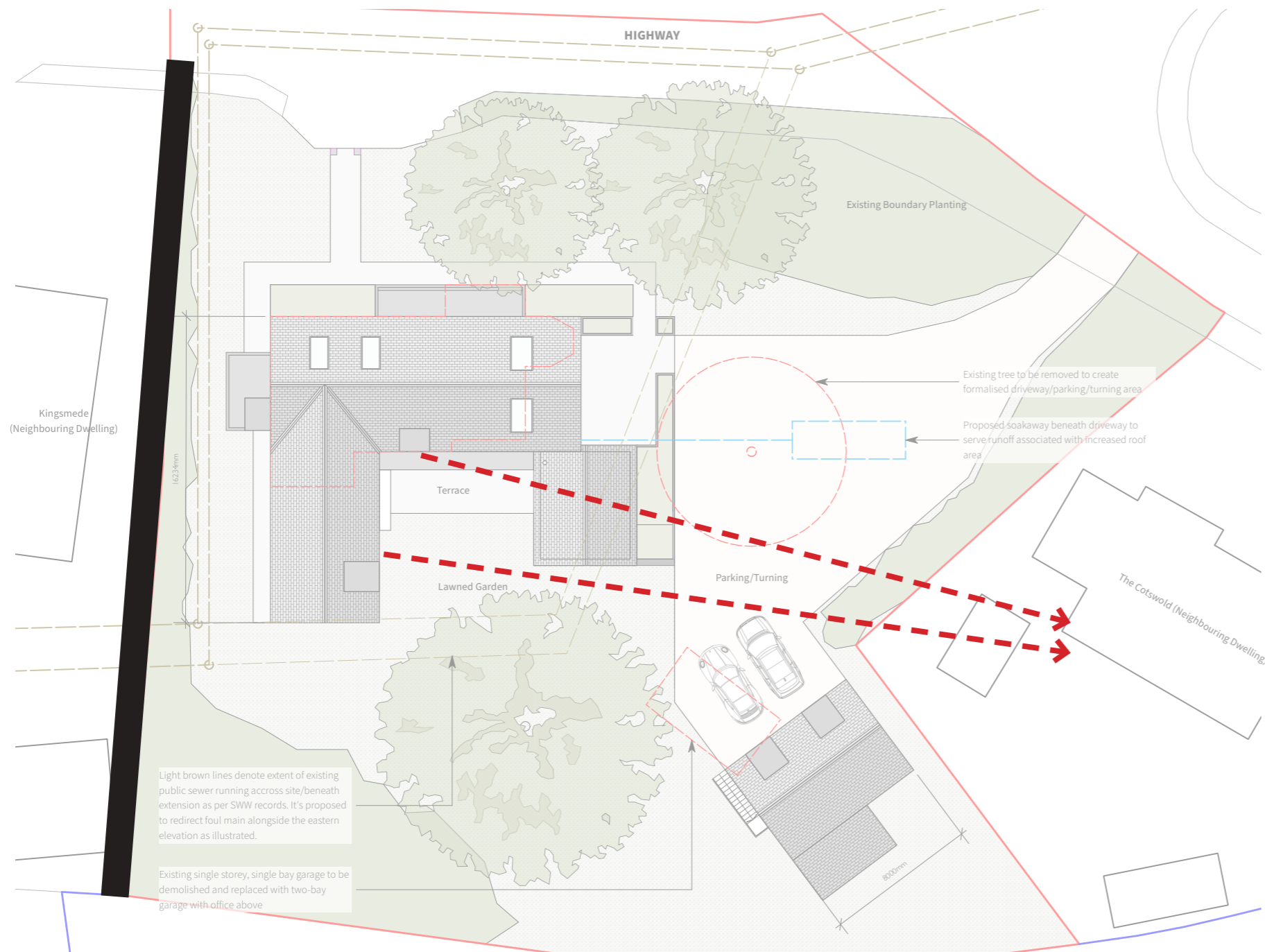


Figure 3.05 - Proposed Site Plan (overlooking diagram)

## 3.06

### Overlooking, Privacy & Amenity

The primary concern in overlooking Kingsmede to the east. The Cotswold to the west is far enough away that this is not considered to be an issue. The new two-storey extension wing has been positioned (as explored in Section 3.01) to flank the eastern boundary and turn its back on it.

No openings have been positioned directly east, with the only exception being to bedroom 03, but has been designed to overcome/avoid any overlooking by protruding out and looking north/south.

There is a window on the southern gable of the extension (Bedroom 04) however this is beyond the line of Kingsmede, therefore it's impossible to overlook the dwelling itself.

The two dormer windows at first floor level serving Bedroom 02 and Bedroom 04 face south and west respectively over the garden and these are circa 35m from the western dwelling (The Cotswold) which is in excess of the 21m rule of thumb of houses back-to-back.

Finally, amenity space is still plentiful as a result of the plot size.

## 3.07

### Visual Impact

The site is extremely well screened via the dense boundary vegetation and also the large, mature trees which pepper the site. The additional increase in height is felt to be absorbed by the natural screening the site affords. This can't be said with the neighbouring dwellings further east which are more exposed to the highway.

The woodland to the north also prevents any detrimental visual impact from wider distances views into the settlement, and the existing buildings to the south ensure that Oakdale is still read in the same context as them from any wider distance souther viewpoints.

Overall, there is not felt to be any greater visual impact as a result of the scheme due to its recessive material palette, consideration of scale, mass and ridge height and considerable natural screening.

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# 4.0

## Additional Information

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- 4.01 Site Entry & Parking
- 4.02 Ecology
- 4.03 Drainage
- 4.04 Sustainability

## 4.01

### Site Entry & Parking

There is currently an existing gated vehicular access to the west just off the junction which leads into the site and to the existing single storey garage, however as a result of neglect, the site is overgrown and there is little evidence of the former driveway/parking area.

As part of the proposals, it's suggested this driveway/turning area is once again formalised and resurfaced to serve the property and also serve the new double garage which is to replace the current single storey offering which is old, under maintained and unattractive.

There is a secondary pedestrian entrance to the south off the highway for mail and visitors etc, and this is to remain.

## 4.02

### Ecology

An ecology survey was undertaken by Lakeway Ecology and it was concluded that *"an occasionally used night/feeding roost for an individual or low number of lesser horseshoe bats (estimated maximum two individuals) is present within the garage, accessing the roosting locations within through the missing window. The roost is considered to be of site importance."*

*"An historical roost was found in the loft void of the bungalow, but a thick covering of moss has presumably obscured the access point, with no other potential access points for bats being noted on the remainder of the building. No further survey or EPS licence is required prior to commencement of works to the bungalow,"* however an EPS (Bats) licence will be needed prior to commencement of works to demolish the garage.

Compensation for the loss of the roost will take the form of a single-storey bat room on the north-west elevation of the garage. Access will be provided through a 400mm by 300mm letterbox opening, providing direct fly-in access to the roost. The roost will measure 4m by 3m with an apex height of 3.6m. This is located behind (attached to) the proposed garage.

Further enhancements are proposed in the form of 1no. sparrow terrace under the eaves on the eastern elevation of the house and 2no. in-built crevice-type bat boxes installed at the apex of the eastern gable end of the new building

This report has been submitted to accompany the application. Please refer to it for further details.

## 4.03

### Drainage

Given the increase in roof (impermeable) area, a new soakaway is proposed beneath the driveway to deal with all surface water run-off on site.

With regards to foul, there appears to be a foul sewer crossing the site (as illustrated on the proposed drawings) which we are suggesting is re-routed alongside the eastern boundary as the proposed extensions protrude both into and near (within 3m) the sewer. This will be agreed with SWW, and we will make contact with them to make them aware of our intentions at the same as this application is submitted.

All foul water associated with the (enlarged) property will continue to be discharged into the mains sewer network as per the existing arrangement.

## 4.04

### Sustainability

The existing house is built to 1960's standards, and does not appear to have any upgrades in insulative qualities or heating system since its original construction. As such, it's cold, has poor airtightness and is inefficient to run.

As part of the wider works, the existing building fabric will be upgraded up to, and exceeding modern building regulation standards to match all new build elements. Good construction detailing will also ensure good airtightness to limit air/heat leakage through common weak points.

The heating system will be overhauled at the same time, and sized to suit the demand for the larger property. This is likely to be via an ASHP and UFH which runs at a lower consistent temperature and removes spikes in heat demand which is often less efficient than maintaining a lower, consistent internal temperature.

Utilising the existing building, given it already exists, is another form of sustainability as it makes use of an existing asset which may otherwise be demolished and replaced.