

Planning Statement

HOUSEHOLDER PLANNING APPLICATION FOR NEW GARAGE AND ANNEXE EXTENSION

Roxgates, New Buildings, Sandford EX17 4PU

January 2024



Job No. 23.129

newspace
ARCHITECTURE



info@newspacearchitecture.com

The Dairy Barn, Westpoint, Clyst St Mary, EX5 1DJ

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Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

HOUSEHOLDER PLANNING APPLICATION FOR SIDE GARAGE AND ANNEXE EXTENSION
ROXGATES, NEW BUILDINGS, SANDFORD, CREDITON EX17 4PU

Dear Planning

New Space Architecture are writing to you on behalf of Mr and Mrs Sanders in support of a householder planning application for a new side garage and annexe, at Roxgates, Sandford ("The Site").

This covering letter should be read in conjunction with the submission plans (also prepared by New Space Architecture).

The applicants were previously tenant farmers at Enfield Farm until their tenancy expired last year. When the tenancy ended, they had to build their own new milking parlour and other associated agri. buildings, on their own farmland adjacent to The Site. The farmhouse at Enfield Farm was substantially bigger to their current ag-tie home, and the proposal is essential to accommodate the applicant's family.

Application Site

The Site is just under 1km to the west of the settlement of New Buildings. The land slopes relatively steeply down from the adjoining public road...[and] the main farm holding is a dairy livestock of some 117.07ha of grassland split between various sites in the local area (including Langlands).

According to the District Map West, The Site is not subject to any relevant designations.

Planning History

Mid Devon District Council's public register has an extensive record of planning histories related to The Site and wider farmstead, mostly in connection to agri. development.

Of pertinence to this proposal, 14/01756/OUT approved outline for the erection of an agricultural worker's dwelling, with reserved matters consented through 15/01704/ARM.

A non-material amendment was then granted to change external finishes.

These consents have been implemented and complete.

Application Proposal

The proposal seeks householder planning permission for an extension to create a new side garage and annexe.

The proposed description of development is as follows:

Side garage and annexe

The proposed extension would be sited to the southern aspect of the host dwelling and proposes a characteristic pitched roof form atop timber clad elevations, acknowledging the rural setting of The Site.

The existing topography of The Site would be utilised, with the newly built form sat at a lower gradient to the adjoining landbank, screening much of the proposal from the public highway.

The extension would be adjoined to the building through a connecting, flat roof passage which maintains the main front door as the principal domestic entrance and creates a secondary 'farm entrance' to the annexe.

Internally, the extension facilitates a rearrangement including relocating a ground floor bedroom to the extension and creating a farm office within the host dwelling. In addition to the relocated bedroom, ancillary family occupants would benefit from an independent washroom and bathroom but would remain reliant on the main house for cooking facilities. The first floor would create a large, open store for miscellaneous storage.

Externally, an integral double garage would be accessed from the existing driveway with ample parking/storage for at least 2no. agri. vehicles. The garages would be open fronted, with a central dividing timber frame.

The applicants intend to make the most effective use of land in extending their agri. workers dwelling to better meet their personal and functional needs, creating covered and secured vehicle parking whilst allowing for a farm office, integral to the main house, and providing annexe accommodation for their family who also occupy and farm The Site.

Extracts of the proposed elevations and floor plans are available at Figure 1 (existing in red):



Figure 1 Proposed Elevations and Floor Plans

Planning Assessment

This planning assessment has made regard to the adopted development plan, which comprises the Mid Devon Local Plan (adopted July 2020).

Principle of Development

The principle of an agri. workers dwelling has been established through the referenced planning history.

Notwithstanding the 'in principle' position, Policy DM8 remains relevant and states *(c) the size and scale of rural workers dwellings will be commensurate with the scale of the operation and designed to reflect the location and setting of the proposed site.* In this context, it is material there is no specific limitation on size and scale, with each proposal of this nature determined on its merit.

Given the scale of agri. holding and farming operation, it is entirely reasonable that additional space and function is required for the agri. dwelling, with the applicant's family actively farming at The Site. Therefore, there is both a personal and business need for the extension which will support the ongoing viability of the rural practice.

On this basis, Policy DM11 is therefore relevant which discusses residential extensions and alterations – discussed in the following subsection.

Design and Amenity

Residential extensions and ancillary development are required to accord with Policy DM11 and it is concluded:

- (a) The character and scale of the dwelling would be replicated through a corresponding pitch roof structure, providing an adjoining, ancillary building which is characteristic of the host and wider rural setting.
- (b) The majority of the domestic curtilage is retained, with only lesser used space nearing the raised bank infilled by the new structure, which aids in screening the new building from the public realm and lessening any perception of overdevelopment.
- (c) The relative isolation of the site ensures no significant adverse impact on neighbours and acts only to improve the amenity and functionality for the agri. worker occupants.

As a result, the proposal continues to achieve that of the reserved matters approval, which noted:

The house is accordingly of a simple chalet style bungalow, with a central extension. The dwelling will be cut into the existing gradient of the field and therefore the dwelling will be largely hidden from view from the nearby public road by the screening provided by the roadside hedge/tree lined bank.

Permitted Development

Notwithstanding the policy compliance of the proposal, it is a material consideration that the dwelling benefits from Permitted Development (PD) by virtue of Schedule 2, Part 1, Classes A, B and G of the GPDO (2015 as amended), and these rights were not removed by condition through either outline or reserved matters approval.

It is acknowledged that the proposed extensions would not conform with PD, but it is relevant that extensions of similar scale and massing could be achieved under PD, although this arrangement is much preferable to the applicant for functional purposes and achieves a vastly superior design.

Summary and Conclusion

The application seeks householder planning permission for a new side garage and annexe, at Roxgates, New Buildings.

The proposal is considered acceptable in principle and would be of an appropriate scale and massing to the established agri. practice, achieving high quality design and avoiding impact to neighbours in accordance with development plan policy.

We trust the LPA have all they require to positively determine the application, but if you require any further information, please do not hesitate to get in touch.