

PROPOSED ANNEXE

AT

Twin Oaks, Uplowman, Devon, EX16 7DP.

For Mr & Mrs T Hooper

DESIGN & ACCESS STATEMENT

This Statement relates to proposals for development of the above site and is intended to accompany the Householder application for works to an existing dwelling. It is presented in four parts:

- **1.0 Introduction**
- **2.0 Site & Surrounding Area**
- **3.0 The Case for Permission- Design & Access**
- **4.0 Conclusion**

Prepared by **GROUP EMMETT DESIGN ARCHITECTS**

Tel: 07896017642

E-mail: info@groupemmettdesign.co.uk

Web: www.groupemmettdesign.co.uk

January 2024

1.0 INTRODUCTION

This statement has been prepared to accompany a planning application submitted to Mid Devon District Council on behalf of the applicants. This application seeks planning permission for the proposed additional ancillary accommodation for the applicant's family together with a sun room and gym attached to the existing store room facilities.

The purpose of this 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.

In line with Strategy 7 and Local Plan policy D1 from the Mid Devon Local Development Framework, the development proposal represents a modestly scaled and functional form of development to complement the existing dwelling with no unacceptable harm or adverse impacts created.

The proposed development will provide the applicant with additional living space for a multi-functional and multi-generational living area, whilst maintaining the existing fabric to avoid future deterioration in future years. The objective is to provide a conservatory scaled annexe for the applicants elderly parent for care and a helping hand under one household. This will be internally linked via a glazed link at the rear. The attached proposed plans highlight the two zones in terms of extension & annexe.

Although partly contemporary in style, it is considered that the proposed design allows the development to integrate well within the existing site context and its primary surroundings to remain in keeping. This contemporary addition clearly distinguishes the original fabric from the new, whilst also creating minimal impacts to the existing building with no adverse impacts upon neighbouring properties.

With the property featuring a substantial sized curtilage, the development would provide the applicants with the additional residential amenity space they require for their parent, without creating any substantial harm or adverse impacts to comply with to comply with the planning guidance from the NPPF and the adopted policies (S1, S9, DM1, DM5 & DM11) of the Mid Devon Local Plan.

Summary of Information Submitted.

The following drawings are submitted with the application:-

- Drawings -
 - 2024_01 Site Location, plans & elevations as existing.
 - 2024_02 Floor Plans and elevations as proposed.

2.0 SITE & SURROUNDING AREA

The application site is situated towards the north east of the centre of the village of Uplowman. The site is not subject to any historic listed building status or heritage interest, nor is the site located within any designated landscape or Conservation Area. Additionally, the site is located within flood zone one.



Aerial View looking North West



View looking South

The existing 4 bedroom detached chalet style bungalow built in the early 90's is adjoined by a garage now utilised as storage, with outbuildings running along the boundary of Uplowman Road. The remainder of the land is comprised of a field, orchard, lawn, patio area, and small shed. This existing access will be utilised as part of the proposal.

The surrounding area is predominantly characterised by residential dwellings as part of the village setting, with neighbouring dwellings bordering the site on all elevations. The dwelling is set back from the public highway.

The proposed additional living accommodation remains in keeping with its primary surroundings and neighbouring residential buildings as part of the village effectively, with no adverse impacts or harm to be created

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 of the revised NPPF 'Achieving well-designed places', paragraph 127 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".*

Local Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

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.

S1 – Sustainable Development

All development will be expected to support the creation of sustainable communities by:

a) A development focus at Tiverton, Cullompton and Crediton as Mid Devon's most sustainable settlements, with long-term growth to the east of Cullompton and a limited level of development in identified villages;

g) Delivering a wide choice of high-quality homes through a diverse housing mix and by meeting the housing needs of all sectors of the community

h) Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;

i) Meeting the challenge of climate change by supporting a low carbon future, energy efficiency, increasing the use and supply of renewable and low carbon energy, managing flood risk and conserving natural resources. Encourage the effective use of land, taking into account the economic and other benefits of the best and most versatile agricultural land;

j) Minimising impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, providing a net gain in biodiversity and by the protection of international, European, national and local designated wildlife sites;

and

k) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes.

S9 - Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;

- b) The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;*
- c) The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;*
- e) The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*
- f) The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

S14 – Countryside

Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria:

- a) Affordable and low-cost housing to meet local needs, gypsy and traveller accommodation, residential conversion of appropriate existing buildings, replacement dwellings, housing essential to accommodate a rural worker and accommodation ancillary to a dwelling;*
- b) Appropriately scaled retail, employment, farm diversification, tourism and leisure related development (including appropriate conversion of existing buildings).*
- c) Appropriately scaled and designed extensions and other physical alterations to existing buildings;*

DM1 – High Quality Design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;*
- b) Efficient and effective use of the site, having regard to criterion (a);*
- c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;*
- d) Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;*
- e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:
 - i) Architecture,*
 - ii) Siting, layout, scale and massing,*
 - iii) Orientation and fenestration.*
 - iv) Materials, landscaping and green infrastructure**
- f) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available.*
- g) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;*
- h) Suitably sized rooms and overall floorspaces which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and*
- i) On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M' access to and use of dwellings'.*

DM11 – Residential Extensions & 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.*

3.0 THE CASE FOR PERMISSION - Design & Access

Current research shows that there is a growing number of families who are becoming multi-generational, with one in four households currently comprising non-immediate family members, such as grandparents, under one household. The benefit of this and in particular for this application, is that the applicants elderly relatives can get a helping hand from the younger family members, meaning they don't have to go through the expense and emotion of having to go into care. They also get a lot more companionship. The applicants parent is at an age where they still require a level of independence but also wish to be close to their family and function as a family unit.

The existing substantially sized curtilage means that there will be no adverse, overbearing impacts or overdevelopment of the site, with the scale and appearance of the redesign commensurate for their intended use. Whilst there are neighbouring properties, these occupants will not be adversely affected by the proposal, with no loss of residential or visual amenity for the occupants.

The sensitive, innovative and appropriate material choices including painted render at the front of the property and timber cladding at the rear remains in keeping with the locality adhering to policy requirements set out in D1, thus ensuring the character of the wider rural grain of the locality is retained and incorporated within the new designs effectively.

The site is located within flood risk zone 1, presenting a suitable location to accommodate the development with an appropriate surface water drainage strategy in place to channel away any excess water to the existing soak-away effectively.

There are no changes suggested to the parking and access arrangements to the dwelling other than existing door to the utility being shifted over to the left of easier access to the shared utility and storage area. The proposal respects the size of the dwelling and surrounding curtilage, with no detrimental impacts created upon the environmental or natural assets on site which will be retained as the existing, sensitively taking into account the sites location.

Overall, the modestly scaled ancillary proposal is considered to wholly comply with the local policy requirements from the Strategies and Policies as outlined above as a contextually sensitive and aesthetically pleasing development to integrate well within

the existing site. With no harm created to the character or form of the existing dwelling or its surroundings, there is no reason why the proposal should not be granted approval.

Use

The proposed use falls under the Use Class C3 as an incidental/ancillary form of development to the existing use of the main dwelling, and therefore no change of use is proposed or required. The proposal seeks to enhance the existing residential use of the site.

The proposal presents an appropriate form of domestic ancillary development and is considered to fully comply with the NPPF and the Local Policies as outlined above. with no unacceptable adverse impacts or harm created from the use.

Design

The ridge to the existing garage has been extended by 900mm to accommodate a gym, office and WC to the North Western elevation. This is then extended to accommodate the annexe and multi-function room at the rear taking full advantage of the garden/orchard aspect. The Annexe is accessed directly off the existing property at the rear with the existing garage/store being utilised as a shared utility/store room. The dual gable at the rear has been designed to both maximise the light and views whilst keeping the ridge height low and thus subservient to the existing house.

Externally, the front of the house will be painted render to match the existing house, whilst timber cladding is intended to soften the rear south east elevation to help blend with the garden aspect. Timber Louvres are to be installed at higher level to help minimise glazing which will help reduce the visual impact of the windows, so from a distance the glazing will appear dark and unobtrusive. This also provides privacy and shading during the summer months.

Amount, Layout and Scale

The proposed amount and layout are further shown in greater detail on the accompanying plans.

The proposed scale of the development allows it to remain subservient to the main dwelling with no adverse impacts created as a result of the layout redesign. The roofline

to the existing garage will be increased by 900mm to accommodate the additional space at the front of the house, however, this is still lower than the existing house ridge by 950mm maintaining its subservience.

Whilst there is an increase in massing, the proposed development is not considered to create any overbearing impacts or any overdevelopment of the dwelling or its curtilage, nor will the proposal have any significant or adverse impacts upon the living conditions of the occupants of neighbouring dwelling, respecting the scale and size of the dwelling on site and its primary surroundings.

The scale of the design allows the proposed ancillary accommodation to remain in keeping with the context and size of the site and surrounding area, enhancing the standard of amenity for the dwelling with no unacceptable or overbearing impacts.

Overall, core design principles have been implemented within the design enhancing the amenity of the existing property for both the existing and future occupants to fully comply with local plan policy D1.

Landscaping

It is considered that with respect to the materials and overall scale, the proposed development will require minimal additional landscaping in this location. No significant additional landscaping or operational works are proposed or considered necessary

The appropriate and modest scale of the proposal is considered to pose no harmful visual impact, which essentially minimises the need for additional screening.

With no additional operational works or additional landscaping required to facilitate the changes, the character and appearance of the site and its primary surroundings is appropriately conserved and complies with Local Plan policy D1 and strategies 7, 38 and 47 effectively.

Appearance

To maximise the garden aspect and minimise any loss of garden, the proposal has been designed to nestle within the garden and landscape and is enhanced by the use of timber cladding at the rear. This will soften over time and it is envisaged that this will help improve the building's aesthetics together with the enhancement of the appearance of the wider area by blending into the garden aspect and therefore the building will appear concealed within its natural landscape.

To compliment the existing nature of the existing roof/eaves lines, the new proposals will follow the single storey appearance, whilst matching existing fenestration details

In addition, the over-hang of the roof at the front (north west) and rear (south east) elevations and the use of timber louvres will help minimise glazing which will help reduce the visual impact of the windows, so from a distance the glazing will appear dark and unobtrusive. This also provides privacy and shading during the summer months.

As local plan policy D1 states, the appearance of development should demonstrate a clear understanding of site characteristics, being visually attractive and integrating well with the surrounding buildings and landscape. The design of ancillary residential development should respect the scale and design of the existing dwelling and the character of the surrounding area.

Acknowledging the sites location, externally the proposed designs are considered to reflect core design principles to reflect the character of the existing site and grain of the wider locality which respects the materials, scale and overall appearance.

As the accompanying drawings illustrate, the proposed material choices provide both a simplistic and cost-effective option for the applicant, whilst allowing the proposed design for the development to integrate well and remain in keeping with the main dwelling on site, the neighbouring dwellings and the surrounding rural landscape, whilst also providing a more modern and aesthetically pleasing appearance.

The appearance of the development features both form and function which is demonstrated within the designs. Overall, the appearance of the development is considered appropriate for the site context and remains in line with local policy requirements to adhere to Strategies 7, 38 and 46, and Policy D1 of the local plan.

Sustainability

The proposed works will strive to minimise heat loss through high levels of insulation, high performance windows and doors together with robust detailing and methods of construction.

The existing property is currently heated by oil, however, it is proposed to replace this with a Ground Source Heat pump to seek low carbon energy and maximising on renewable technologies to outweigh the developments impact.

Consideration has been given to carefully balancing the size of the windows to provide sufficient solar gain against thermal loss, whilst providing a roof overhang to minimise

this solar gain during the summer months. Materials will be specified to be sourced from sustainable sources wherever possible.

The design will meet requirements as set out by the current building regulation requirements above and beyond and therefore comply with the local plan policy DM2 effectively.

Access and Parking

With no changes proposed to the access or parking arrangements on site, the proposed development results in no additional trip generation or vehicle movements, with no highways or transport impacts created from the proposal which is considered to fully comply with local plan policy D1 and TC7 effectively.

There will be no internal changes in level throughout the ground floor. The downstairs WC has been designed for disability access.

The site is fully accessible for emergency vehicles.

Surface Water

Any unwanted surface water run-off is proposed to run off and connect into the existing soak-away on site. Guttering and downpipes will be provided around the roofline of the extension to channel surface water to the existing soak-away. The property is located within flood zone one and there is no risk of flooding in this location or elsewhere as a result of the development. As such, the proposal sustainably adheres to local policies D1 and EN22.

4 CONCLUSION

Overall, the proposed redesign by virtue of its scale, layout, design and location, is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the residential curtilage to be developed or its surroundings.

The design is simplistic yet visually attractive, sitting well within the site context and wider surroundings. The proposal respects and complements the existing property size, the scale and character of the site and is considered to pose no harm or adverse impacts upon its primary surroundings or the neighbouring properties.

The proposed design provides the applicants with a more spacious internal layout and comfortable living arrangement whilst also accommodating a relative to live full time

within the same household. The proposal enhances the standard of residential amenity of the dwelling whilst retaining the character and appearance of the rural area through sensitive and appropriate material choices.

With no harm created to the character or form of the existing dwelling or its surroundings, it is therefore recommended that the proposal should be granted.