

Design and Access Statement

for

Change of use of a Holiday Cottage to ancillary guest accommodation for purposes ancillary to the residential use of the dwelling known as Woodbine Farm

at

**Woodbine Farm
Sticklinch Road
Sticklinch
West Pennard
Glastonbury
Somerset
BA6 8NA**

for

Mr. and Mrs. E. Moon



COVER PHOTO: Dabinett Cottage

Prepared By: Architectural Design Solutions

Date: January 2024

Project Ref: 0310_EM_23.

1. INTRODUCTION

This Design and Access Statement has been prepared by Architectural Design Solutions in support of a planning application to change the use of a holiday cottage back to ancillary accommodation for purposes ancillary to the residential use of the dwelling known as Woodbine Farm, Sticklinch, West Pennard, Glastonbury. BA6 8NA

Woodbine Farm is the main dwelling for the applicants Mr. and Mrs. E. Moon and their family, who currently run a holiday let business from the premises from the building Known as Dabinett Holiday Cottage, which is subject to this planning application, together with their son's cider making business (*Moons Cider*). They have this one Holiday let cottage which is set primarily at First floor level (*room in roof layout*) set over a 3-bay open fronted carport with the kitchen-Dining area at Ground Floor level, which also houses the main entrance and staircase hallway. Honeystring is another self-contained cottage within the curtilage of Woodbine Farm which has Class C3 planning consent for ancillary accommodation where the applicant's daughter currently resides (*Refer to Planning History in 3 below*).

The reason for this change of use application is to free up the subject building Dabinett Cottage as additional living accommodation for the applicant's son providing him with his own independent living accommodation whilst he tries to save and get on the housing ladder himself. Another influencing factor is that this Holiday cottage was previously run by the applicants daughter who has subsequently set up her own business away from Holiday lets so the applicants have now decided to shut down the holiday let business in lieu of changing it ancillary accommodation.

2. SITE & SURROUNDINGS

Woodbine Farm consist of the main Farmhouse dwelling where the applicant resides, together with Honeystring Cottage connected to Woodbine Farmhouse via a covered walkway. Dabinett Holiday cottage is a standalone building consisting of ground floor open fronted garage, Ground Floor access to the Dabinett Holiday Cottage over with kitchen come dining room. The main Dwelling (Woodbine) has a large domestic garden to the West, and Honeystring Cottage has a smaller self-contained domestic garden to the North but still linked to the main garden of Woodbine Farmhouse. Likewise, Dabinett Holiday Cottage has a self-contained garden to the North.

The site also consists of a cluster of former farm buildings further North of the site than the domestic properties, with some being used by *Moons Cider* for the cider making process.

The above buildings and land are edged in red on the submitted location plan on drawing **0310_EM-23-PL.101**.

Further North of the application site, the applicant's own more land set out as apple orchards for the cider making business, and this is edged in blue on the aforementioned plan.

3. PLANNING HISTORY

There are four prominent planning applications associated with the application site and these are listed as follows:

106251/003 – Approval 18th May 2005 – Creation of a covered walkway between the house and existing outbuilding within its curtilage, in conjunction with the conversion of that outbuilding to form ancillary accommodation.

2010/3050 – Approval 25th February 2011 – Change of use of attached former barn from ancillary accommodation to holiday let.

2011/1003 – Approved 6th June 2011 – Conversion of part of garage outbuilding to provide holiday accommodation which involves alterations of the building including openings in the roof. **NOTE: This is the application subject building**

2020/1851/FUL – Approval 5th November 2020 – Change of use of an outbuilding from Holiday let to ancillary accommodation. (C3)

This application is submitted so that the applicants can change the current holiday let use into ancillary accommodation for Woodbine Farm. This will not be sold off as a separate planning unit and will be used solely for purposes ancillary to the residential use of the dwelling known as Woodbine Farm.

4. DESIGN

This is an existing building with no proposed material changes to its design and appearance. It is of traditional construction and appearance with local blue lias walls with brick quoin detailing around door and window openings, set under a clay pantile roof with stone water tabling. 3no. lead covered dormers are set in the roof on the South facing elevation, with a further 2no. lead covered dormers on the rear facing North elevation along with 2no. rooflights.

Amount & Use

One number 2-bedroom holiday cottage set over an open fronted garage formed by converting part of a garage building in 2011. Current use a 2-bedroom holiday cottage, with a view of changing back to ancillary accommodation use.

Layout

Refer to submitted existing floor plans and elevations. The existing layout is to remain the same with no changes proposed internally or externally with this change of use application.

Scale & Appearance

No changes are proposed to the existing building Dabinett Cottage. Refer to Photographs in **APPENDIX A**.

Landscaping

All existing landscaping is retained. No proposed changes.

4. ACCESS

The access arrangement remains the same, no proposed changes.

5. CONCLUSION.

This application is a change of use of a holiday let cottage to ancillary accommodation for purposes ancillary to the residential use of the dwelling known as Woodbine Farm, Sticklinch, West Pennard, Glastonbury. The proposal, by reason of its design, scale and layout would remain in keeping with its surroundings as no material changes are proposed. The proposal remains the same just its Planning class use, therefore, safeguarding the amenities of neighbouring residents and adjoining land users. There are no changes to the means of access and parking arrangements thus meeting the required highways safety standards.

The proposal accords with the aims and objectives of the Somerset East Planning policies CP1 and CP2 (*Principle of Development*), CP4 (*Sustainable Rural Communities*), DP1 (*Local Identity*), DP7 (*Design and amenity*), DP8 (*Environmental Protection*), DP9 (*Transport*), DP10 (*Parking*), DP22 (*Reuse and Conversion of Rural Buildings*), DP23 (*Managing Flood Risk*) of the current Local plan 2006-2029 (Part 1 Strategies and Policies) – adopted 15th December 2014. Central government guidance in terms of National Planning Policy Framework, Planning Practice Guidance and The Countywide Parking Strategy.



We trust this Design and Access Statement clearly explains and justifies the design approach for the proposed change of use that we are seeking approval for under this Planning Application. The proposal by no changes to its size, scale, and materials, respects the character of the existing building and causes no demonstrable harm to the surrounding area or to residential amenity, visual amenity, or highway safety in accordance with the aims and objectives of the Planning Policies, and as such we therefore hope that this application will meet with success and planning consent will be recommended by Somerset Planning East Team.

APPENDIX A:

Photographs of the application building.



PHOTO 1: Front facing South elevation.



PHOTO 2: Part side East facing elevation.



PHOTO 3: Side East facing elevation.



PHOTO 4: Rear North facing elevation.