



## **Design and Access Statement:**

### Use:

The existing site will be used for the proposal of a new dwelling, in the garden curtilage of the existing dwelling.

### Amount:

The proposal is to erect 1 new dwelling with associated access and domestic curtilage.

### Layout:

It is proposed that access will be taken via the existing High Street entrance. This entrance opens to an internal road that leads to the existing garage. The entrance on to the highway has good visibility.

The dwelling is proposed to be constructed at the far end of the garden with vehicle parking and turning to the front. A good sized amount of garden curtilage is proposed.

### Scale:

The principle elevation is 11.3 metres long x 5.5 m wide. The height of the dwelling is not being determined at this time, but a single storey or 1.5 storey dwelling is envisaged.

The footprint of the dwelling is approximately 62 square metres.

### Landscaping:

Except for the provisional inclusion of a Butterfly and Bee space, the landscaping for the site is not being determined at this time, but it is hoped that over time plants and trees will be planted to soften the development.

### Appearance:

As this is an outline planning proposal, appearance of the dwellings is not being determined at this time

### Access:

It is proposed that access will be taken via the existing garage entrance that leads from an internal road off the High Street.

**It is considered that the dwelling is an appropriate form of development and that the proposal is in line with the relevant national and local policy requirements (below) which establishes the principle of residential development in this location.**

### **National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published on 20th July 2021 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 2019, with a presumption in favour of sustainable development remaining at the heart.

Under chapter 12 of the revised NPPF 'Achieving well-design places', paragraph 130 states;

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;*
- 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**

The Mid Devon Local Plan (2013 - 2033) which was adopted in July 2020, contains the relevant policies for determining this application. The relevant Local Plan policies for this proposal are S9, S13, S14 and DM9. As part of the Core strategy 2026 (adopted 2007), the relevant policies for this proposal are as follows:

#### **Policy 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 floorspace 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'.*