

PLANNING, DESIGN AND ACCESS STATEMENT

DEMOLITION OF EXISTING DWELLING; CONSTRUCTION OF REPLACEMENT DWELLING WITH
INTEGRAL ANNEXE; CONSTRUCTION OF CARPORT; CONSTRUCTION OF STORAGE BUILDING;
AND ASSOCIATED WORKS

at

TIMBERVALE
SOWTON
EXETER
EX5 2AG

PREPARED BY

Acorn
RURAL PROPERTY CONSULTANTS

1b OAKLANDS COURT
TIVERTON BUSINESS PARK
TIVERTON WAY
TIVERTON
DEVON
EX16 6TG

January 2024
(updated February 2024)

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1.0 Introduction

1.1 We are instructed by Emma Yard to apply for full planning permission for the demolition of an existing dwelling; construction of a replacement dwelling with integral annexe; construction of a carport; construction of a storage building; and associated works at Timbervale, Sowton, Exeter, EX5 2AG. The application is not for a speculative development. The purpose of the proposed dwelling is to deliver a home for the applicant.

1.2 The following documents and plans are included with the application:

- Completed application form.
- Drawing No. ARPC1 Location plan.
- Drawing No. 22/23-06:01 Survey as existing – Floor plan Rev A.
- Drawing No. 22/23-06:02 Survey as existing – Elevations (Sh 1 of 2).
- Drawing No. 22/23-06:03 Survey as existing – Elevations (Sh 2 of 2).
- Drawing No. 2223.06:04 Site plan as existing.
- Drawing No. 22/23-06:10 Scheme design – Proposed site plan and roof plan Rev A.
- Drawing No. 22/23-06:11 Scheme design – Lower ground floor plan.
- Drawing No. 22/23-06:12 Scheme design – Ground floor plan.
- Drawing No. 22/23-06:13 Scheme design – First floor plan.
- Drawing No. 22/23-06:14 Scheme design – Elevations (Sh 1 of 4).
- Drawing No. 22/23-06:15 Scheme design – Elevations (Sh 2 of 4).
- Drawing No. 22/23-06:16 Scheme design – Elevations (Sh 3 of 4).
- Drawing No. 22/23-06:17 Scheme design – Elevations (Sh 4 of 4).
- Drawing No. 22/23-06:18 Scheme design – Storage building Rev A.
- Drawing No. 22/23-06:19 Scheme design – Annexe carport.
- Photograph sheet No. 1 Existing dwelling.

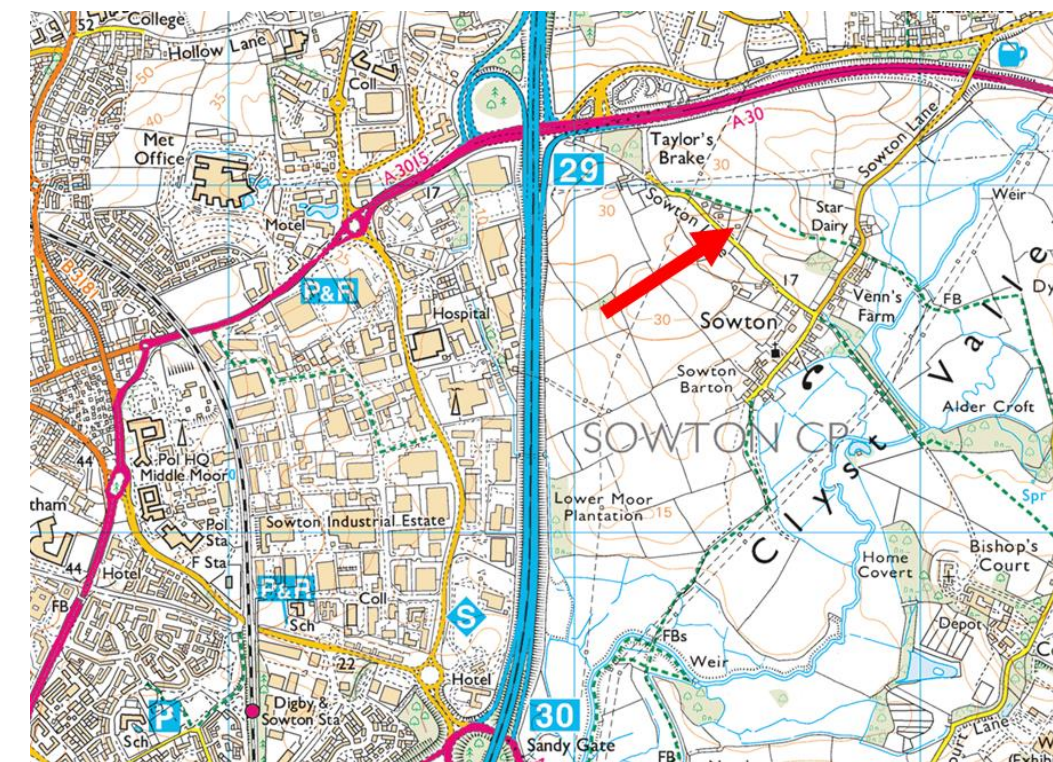
- Drawing No. BS3763/02.23/01/JRR – Topographic survey Rev A.
- Devon wildlife checklist and preliminary ecological assessment by Wills Ecology.
- Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.
- Community infrastructure levy information form.

1.3 In addition to the above documents and drawings, this statement sets out the applicant's case in support of the proposal. It sets out the design principles and access considerations that have been applied to the proposal and assesses the proposal against current planning policy and other material planning considerations.

2.0 Site Description

2.1 Timbervale is a residential property that is located in the countryside on the outskirts of the village of Sowton, approximately 1 mile as the crow flies to the north of Clyst St Mary and approximately 3 miles to the east of Exeter city centre.

Figure 1. Location of site.



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2.2 The property comprises a detached bungalow that is positioned centrally and prominently within a large plot that extends to 0.25 hectares to the north of Sowton Lane, which is a Class C road, between Sowton Lodge to Court Lodge. Court Lodge is approximately 310 metres to the south east of the property.

2.3 The bungalow has rendered masonry walls that are painted white below a dual pitched roof covered with interlocking concrete tiles. The windows, doors and rainwater goods are white uPVC. The building is of no architectural merit, appears at odds with the adjacent dwelling and does nothing positive for the character of the area. In terms of its environmental credentials, or lack of credentials, it has oil fired central heating and its energy performance rating is Band F.

Photograph 1. Timbervale – south elevation



2.4 The site slopes up from the highway (south) to the north. The change in levels between the southern boundary to the northern boundary is approximately 9 metres. Beyond the northern boundary, the land plateaus and is relatively level. A public footpath runs along the opposite side of the northern boundary.

2.5 To the west of the site is Pine Ridge, which is a large detached two storey residential dwelling that is set back from the highway. Beyond Pine Ridge are detached single storey dwellings at Repton Clyst and Fernbank.

2.6 The site is not subject to any statutory landscape designations. The East Devon Landscape Character Assessment (LCA) shows it is in Landscape Character Type (LCT) 3b lower rolling farmed and settled valley slopes, which is described as predominantly agricultural, with pastoral and arable land uses.

2.7 Beyond the application site and the dwellings adjacent to it, the landscape is very much a working landscape that has been shaped and maintained by agriculture and farming practices. Change that the area has experienced includes the development to the north, on the opposite side of the A30, where the Exeter Science Park is being developed. East Devon District Council's (EDDC's) emerging local plan also includes a draft allocation for an employment site on some of the between the application site and the A30.

2.8 A review of datasets on Magic.gov.uk show that there are no national sites of historic importance at the application site. The north west boundary of the Sowton Conservation Area (CA) is approximately 130 metres to the east of the site. The nearest listed building is Virginia Cottage, which is Grade II listed and is approximately 140 metres to the south east.

2.9 The site is not subject to any national or local ecological designations. The East Devon Pebblebed Heaths Special Protection Area (SPA) is approximately 7.5 kilometres to the south east and the Exe Estuary Site of Specific Scientific Interest (SSSI) and Ramsar is approximately 4.7 kilometres to the south. An ecological survey of the application site by Wills Ecology found no protected species and no evidence of protected species at the site.

2.10 The site is not in a critical drainage area and the Soils Map shows that the soil conditions of the area are freely draining.¹

2.11 The Environment Agency's "flood map for planning" shows that the site is outside Flood Zones 2 and 3. The long term flood risk map on the Gov.UK website shows that it is not at risk from surface water flooding.²

2.12 Access to the site is via an entrance directly off Sowton Lane that offers a good standard of visibility of the highway.

¹ <https://www.landis.org.uk/soilscapes/>

² <https://check-long-term-flood-risk.service.gov.uk/map?easting=297472&northing=92885&map=SurfaceWater>

3.0 Planning history

3.1 Application reference 23/0392/PIP was refused planning permission on 29 March 2023. This application sought planning permission in principle for what the application described as the proposed redevelopment of existing residential site including replacement dwelling. The application form clarified that the application sought consent for a minimum of two and a maximum of seven residential dwellings. The application was refused for two reasons, namely that EDDC considered that the site is not in a sustainable location for residential development and that the intensification of the site with between two and seven dwellings would have an adverse impact on the character of the landscape.

4.0 Development proposal

4.1 The application proposal seeks full planning permission for the demolition of an existing dwelling; construction of a replacement dwelling with integral annexe; construction of a carport; construction of a storage building; and associated works

Use

4.2 The proposed dwelling will be detached and contain an integral annexe to provide for multi generation living and the whole life use of the property by future occupiers. The storage building, which will also be detached, will contain a cycle store, garden machinery store and log store on the ground floor and an attic within the roof space for domestic storage. A detached car port will provide under cover parking for the annexe.

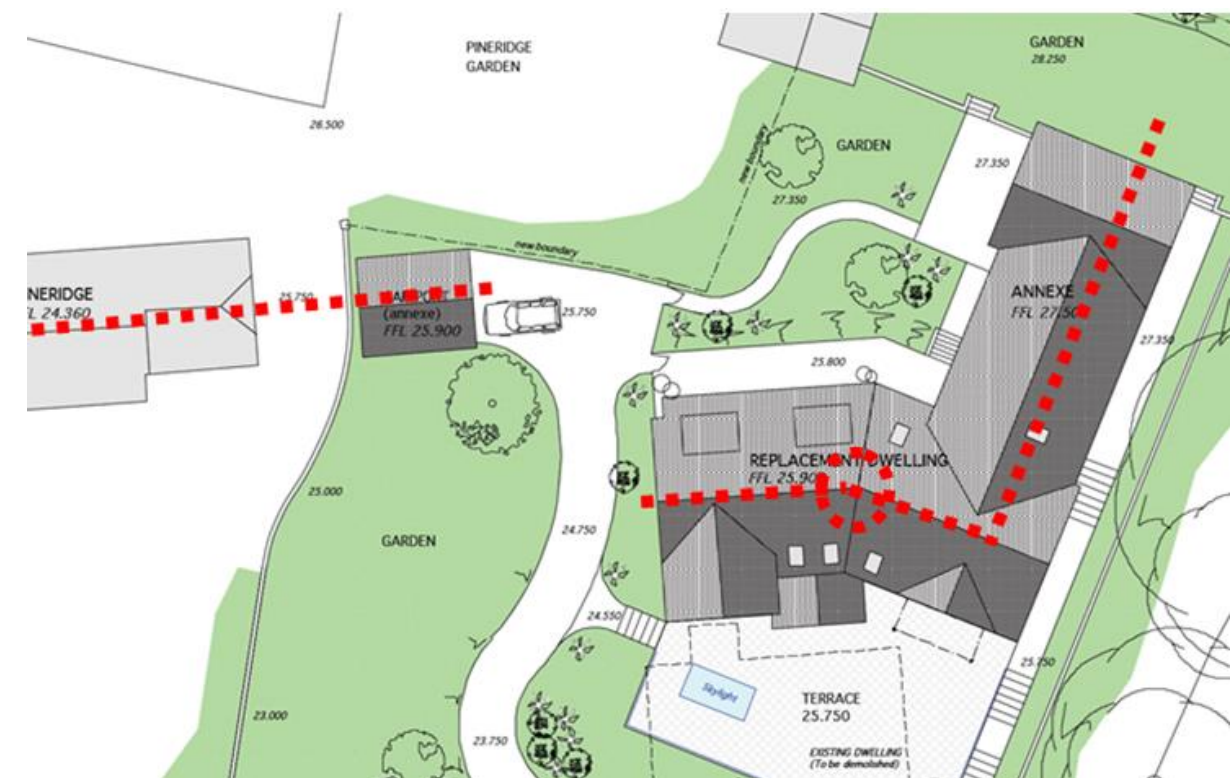
Scale

4.3 The dwelling will have a lower ground floor, a split level ground floor and a first floor. It will have five bedrooms, which include one bedroom for the annexe. Including a garage, it will have a gross internal area (GIA) of 652.74 square metres. The storage building will have a GIA of 47.78 square metres on the ground floor and the attic will provide a further 26.61 square metres for general domestic storage. The car port will have a GIA of 27.14 square metres.

Layout

- 4.4 The layout of the site and the position of the dwelling has been carefully considered to work with the topography of the property while also having regard to the position of the dwelling at Pine Ridge.
- 4.5 The footprint of the dwelling is in the shape of a reversed 'L' with a long section running parallel to the eastern boundary of the site. Part of the short section is aligned with the entrance and the other part of the short section is cranked so that it is aligned with Pine Ridge.

Figure 2. Extract from site plan



- 4.6 The south elevation of the lower ground floor of the dwelling will be set back approximately 17.5 metres from Sowton Lane and stepped into the slope where it will overlap the footprint of the existing dwelling. The south elevation of the ground and first floor part of the dwelling will be stepped back further at approximately 20.2 metres from the highway.³ A terrace that will be enclosed with a glass balustrade above the lower ground floor will be accessible from the ground floor. To the north of the two storey part of the dwelling, the building will return to a single storey.

³ Measurement taken from the nearest point between the building and the highway.

- 4.7 Internally, the lower ground floor will accommodate a garage, plant room, battery storage room, music room and a home office. The ground floor of the two storey part of the building will have an entrance hall; open plan kitchen, dining and family room; a lounge; and a utility room. To the north of the utility room, where the building will return a single storey form, the ground floor will continue and accommodate a one bedroom annexe with a living and dining space, one bedroom and a room that will initially be used a hobby room but will also serve as a guest room and care room as future the needs of future occupiers change over time. The first floor will contain a master bedroom with an ensuite bathroom and dressing room; three further bedrooms; and a bathroom.
- 4.8 The proposed storage building will be stepped into the slope of the site in the south west corner of the property. The proposed car port will be built to the west of the dwelling on the same alignment as Pine Ridge.

Figure 3. Drawing extract of proposed site plan.

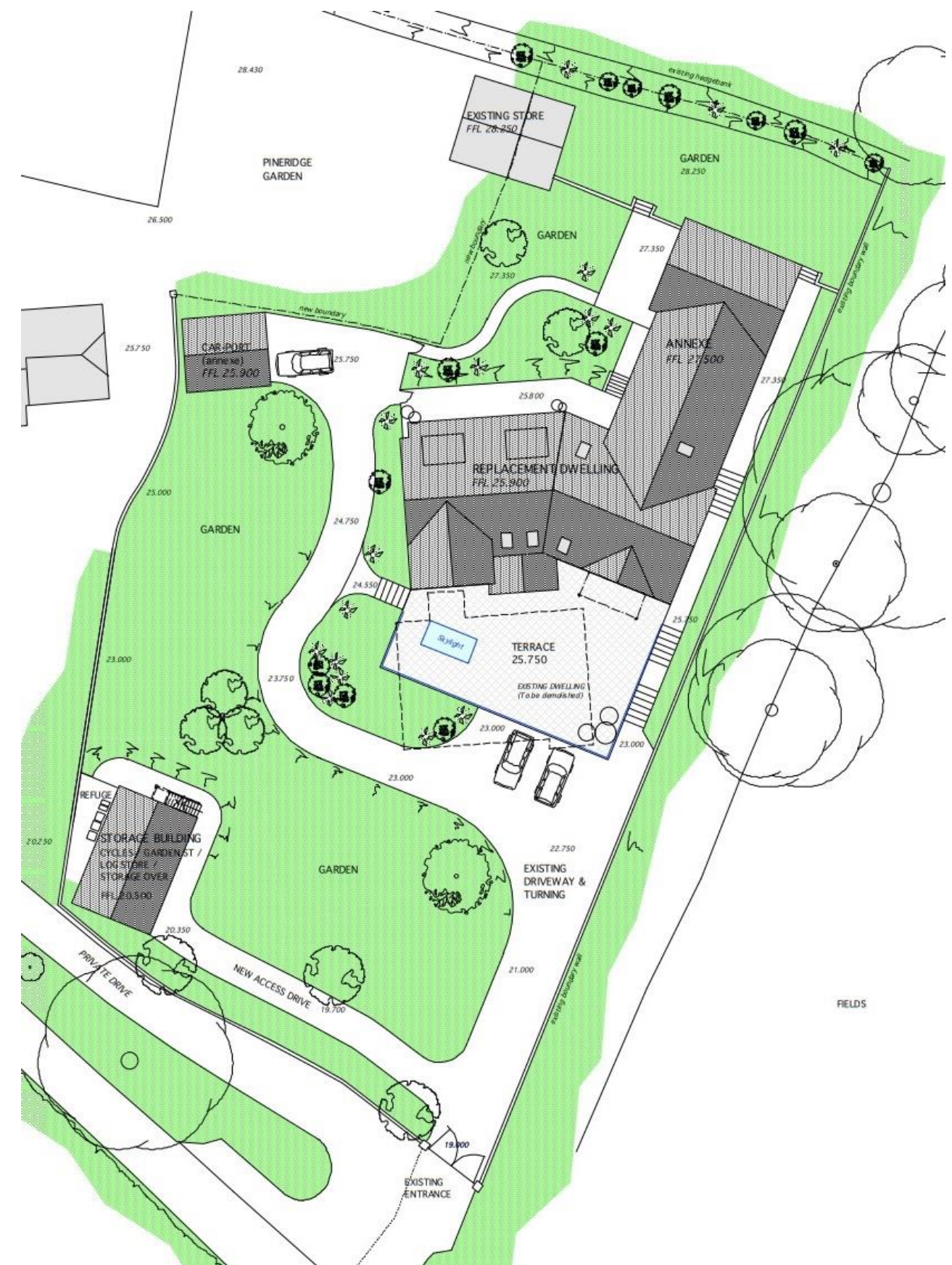


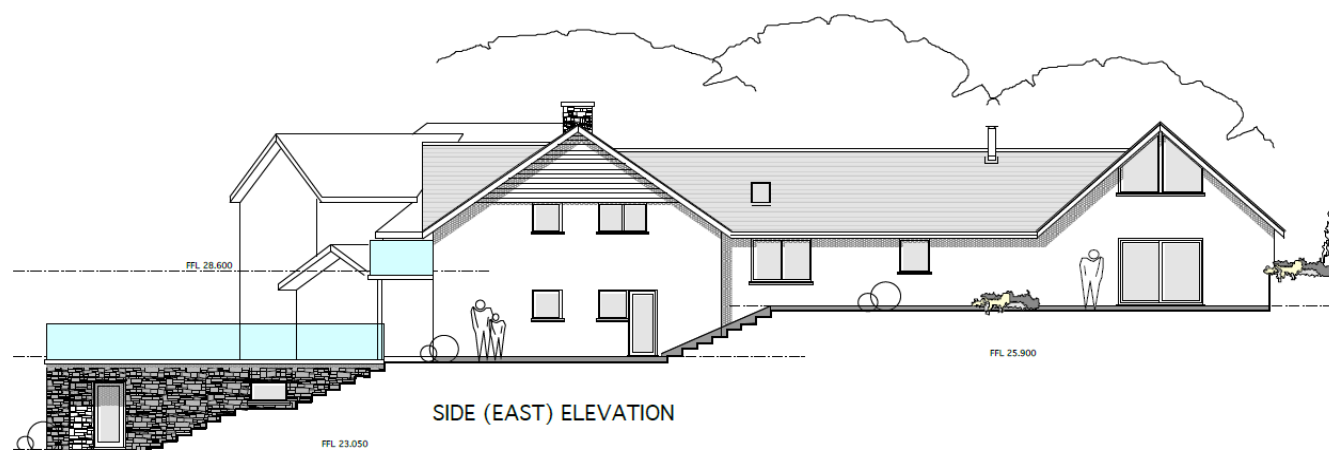
Figure 4. Drawing extract of proposed south elevation.



Appearance

4.9 The proposed dwelling comprises, as previously described, single storey and two storey elements that have been arranged to work with the natural form and topography of the site. This will reduce the amount of excavation to carryout the development and it will help to integrate the dwelling into the landscape, as shown in Figure 5.

Figure 5. Drawing extract of proposed east elevation.



4.10 Cranking the shorter part of the 'reversed L' of the dwelling adds visual interest to the design and will also align the building with Pine Ridge to the west.

4.11 The proposed palette of external materials for the dwelling are summarised as follows:

ROOF:

Redland Richmond 10 slate - interlocking flat concrete tile (black) or natural slate – (slate grey).

WALLS :

Ground and first floor walls Smooth sand cement render (white or off white) and Eternit Cedral click smooth boarding (grey).

Lower ground floor - Blue Lias stone (cut stone).

WINDOWS AND DOORS :

Aluminium (anthracite grey).

SUB-CILLS:

50mm slate.

ROOFLIGHTS:

Velux roof windows.

GARAGE DOOR:

Composite sliding / folding (anthracite grey).

FASCIAS AND BARGE BOARDS:

uPVC Fascias (black).

SOFFITS:

uPVC (anthracite grey).

RAINWATER GOODS:

Metal (Lindab steel goods)

4.12 The proposed cycle store/garden store/log store building and carport will have smooth sand cement render (white or off white) and Eternit Cedral click smooth boarding (grey) walls

below Redland Richmond 10 slate - interlocking flat concrete tile (black) or a natural slate – (slate grey) roof covering.

Landscaping

- 4.13 Landscaping within the site will include lawn, shrub and tree planting.
- 4.14 The proposed driveway will be permeable gravel that will lead to permeable paving next to the garage.

Sustainability

- 4.15 The proposal includes installing solar thermal and solar photovoltaic panels on the south and west facing roof slopes. A solar battery storage system will be installed to store electricity generated from the panels to reduce the demand on off-site electricity when the panels are not generating power. A rainwater harvesting system will also be installed. In addition, the construction principles for the dwelling will comply with building regulation standards that currently aim to reduce carbon emissions from new build dwellings by 30%. As a new build dwelling, it will also be possible to adopt a comprehensive fabric first approach to maximise the performance of all the materials and components of the buildings to minimise energy consumption. The approach for the site will deliver an efficient, sustainable and low carbon dwelling.

Access

- 4.16 Access will be from the existing entrance off the public highway. This offers a reasonable standard of visibility of the highway and has provided for the safe access of vehicles to and from the property. The access arrangements within the property will provide ample room for vehicles to manoeuvre and park away from the highway.

Foul drainage and surface water drainage

- 4.17 Foul drainage will be via an existing connection to the mains sewer.
- 4.18 Roof water drainage will be to a rainwater harvesting that will have an overflow that will discharge to soakaways. The driveway and paved areas will be permeable surfaces.

Drawings

- 4.19 The proposal is shown illustrated in detail on the drawings prepared by Lateral Design Projects Ltd that are included with the application.

5.0 Planning assessment

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this regard, the development plan is the East Devon Local Plan 2013 to 2031 adopted January 2016 (the LP) and the Bishops Clyst Neighbourhood Plan (the NP)
- 5.2 Relevant LP policies include:
- Strategy 7 Development in the Countryside.
 - Policy D1 Design and Local Distinctiveness.
 - Policy TC9 Parking Provision in New Development.
 - Strategy 46 Landscape Conservation and Enhancement and AONBs
 - Policy H6 Replacement of Existing Dwellings in the Countryside.
- 5.3 The NP does not contain a policy for replacement dwellings. Policy BiC05 Maintaining local character, however, states that development proposals should, where appropriate, provide an assessment of the character of the site and its context (including landscape character) and show how the development fits in with these specific characteristics. This policy also encourages proposals to demonstrate how they have taken the Bishops Clyst Design Statement into account.
- 5.4 Material considerations include the provisions within the National Planning Policy Framework (NPPF), which set out a presumption in favour of sustainable development.
- 5.5 The main issues in the assessment of the proposal are the principle of the development and the impact that it will have on the character and appearance of the area; and highway considerations.

Principle of proposed development

- 5.6 Strategy 7 (Development in the Countryside) of the Local Plan permits development in open countryside locations where it will not harm the distinctive landscape, amenity and environmental qualities of the area within which it is located and where it is in accordance with a specific local plan policy.
- 5.7 In the countryside, outside settlements, Policy H6 allows for the construction of replacement dwellings. Policy H6 advises that such proposals will be permitted provided that all the following criteria are satisfied:
- There is an existing, permanent, habitable dwelling located on the site, which is not a dwelling specifically granted planning permission under the agricultural or forestry exceptions policy.
 - The replacement dwelling is located on, or adjacent to, the footprint of the existing dwelling, or elsewhere within the curtilage of the building where a clear planning or environmental benefit will be achieved.
 - The replacement dwelling does not detract from the appearance and character of the landscape, and within the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty harm the natural beauty of the landscape.
 - The dwelling to be replaced is not of architectural importance (whether Listed or not) or important in terms of contributing to landscape character or quality or local distinctiveness.
 - A condition will be attached to any planning permission granted, which requires the demolition of the existing dwelling prior to the occupancy of the replacement dwelling, should an alternative location for the replacement dwelling be agreed.”
- 5.8 The policy assessment for a replacement dwelling is that it should not detract from the appearance and character of the landscape. The policy also attributes weight to delivering planning and environmental benefit. It does not apply any specific restriction on the size of replacement dwellings. It does also not require new dwellings to reflect the form, character or appearance of the buildings that they will replace.
- 5.9 In the case of this proposal, the existing dwelling is not an agricultural or forestry workers dwelling; the proposed dwelling will overlap the footprint of the existing dwelling; the existing dwelling to be replaced is not of architectural importance; and the existing dwelling will be

demolished before work commences on the proposed replacement dwelling. It follows that the principle of the proposal is acceptable.

Character and appearance

- 5.10 The applicant's objective is to deliver a high quality and distinctive development that is appropriate for the countryside setting. Careful consideration has, therefore, been given to the position and design of the dwelling to ensure that it is appropriate for the site and that it does not detract from the appearance and character of the surrounding landscape.
- 5.11 The design is modern and includes a palette of simple materials comprising neutral render with areas of smooth boarding coloured grey, which will add visual interest and help to break up the mass of the building. The proposed anthracite aluminium window frames will also provide a sharp and attractive contrast to the rendered walls and will add further visual interest to the elevations.
- 5.12 The scale, proportions, design and appearance of the dwelling are acceptable and appropriate for the site and local area, having regard to the scale and proportions of Pine Ridge to the west.
- 5.13 In our opinion, the development will deliver a well-designed and high quality dwelling that will enhance the appearance of this area. It accords with the development plan policies on design and with the NPPF, which states that planning decisions should ensure that developments are designed to add to the quality of an area not just for the short term but over the lifetime of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.⁴ For these reasons, the proposal also accords with the Parish Council's design statement that says applications for single, large houses must add to or enhance the character of the area and is supported by the NP that recognises the value of and encourages: modern design, provided local character is respected, safety and security principles to be included in design, and innovation to achieve low carbon sustainable design.

Highways

- 5.14 The existing access arrangement offers a good standard of visibility of the highway in both directions.

⁴ Paragraph 135 of the NPPF.

- 5.15 So far as parking is concerned, provision has been made for ample room within the site for four vehicles to park and manoeuvre away from the highway.
- 5.16 For the above reasons, the proposal accords with development plan Policy TC9, and the NPPF, which seeks to ensure safe and suitable access to developments.⁵

Other considerations

Ecology

- 5.17 An ecological survey report by Wills Ecology confirms that the existing bungalow is not a current bat roost and is of negligible suitability for bats. Wills Ecology also state that there were no signs of nesting birds at the time of their survey and that there were few suitable opportunities available for that activity. It also confirmed that there was no habitat for reptiles or amphibians at the site.
- 5.18 Suggestions made in Wills Ecology's report to deliver an ecological enhancement include the installation of two integrated bat roosting tubes, two integrated bird boxes and two bee bricks. We can confirm that the applicant is willing to accept a planning condition requiring those measures to be delivered as part of the development. This will ensure that the development will make a positive environmental contribution to biodiversity, which is in line with the NPPF.⁶

Sustainability

- 5.19 The ethos and aspirations behind the development to deliver an energy efficient home and provide for multi generation living are also supported by the objective in the Government's former Policy Paper: "The Grand Challenge Missions"⁷ that set out a mission to ensure that people can enjoy at least 5 extra healthy, independent years of life by 2035, while narrowing the gap between the experience of the richest and poorest. The proposal is also supported by the aims of the Government's Future Homes Standard that will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency.⁸ It is also supported by the NPPF that specifically states that the planning system should support the transition to a low carbon future in a changing climate.⁹

⁵ Paragraph 114 of the NPPF.

⁶ Paragraphs 8 and 180 of the NPPF.

⁷ <https://www.gov.uk/government/publications/industrial-strategy-the-grand-challenges/missions#healthy-lives>

⁸ <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

⁹ Paragraph 157 of the NPPF.

Community Infrastructure Levy (CIL)

- 5.20 A completed CIL information form (form one) is included with the application. The proposed replacement dwelling with integral annexe, carport and storage building will be 754.27 square meters GIA. The applicant intends to claim a self-build exemption for relief from CIL.

6.0 Conclusion

- 6.1 For the reasons set out in this statement, we consider that the proposal is acceptable in planning terms. It accords with the Government's National Planning Policy Framework and is supported by the relevant policies in the adopted development plan.