

1. Introduction

- 1.1. This planning statement has been prepared by Simon Forster (The Applicant) in relation to the site known as Nostrus Domus, Lyme Road, DT73XA;
- 1.2. Full planning permission is sought for: “the demolishing of the existing garage to be replaced a new one, and the replacement of the existing gable to the road facing elevation of the bungalow, with a new timber framed gable that has a ridge height to match the existing bungalow to fit a first floor ensuite bedroom, with a dressing room under a new rear flat roofed dormer, with the addition of a new timber framed dining room and other internal layout alterations. The driveway will also be altered to improve the access and egress safety to the B3165 Lyme Road
- 1.3. This statement sets out the background to The Site and relevant planning considerations that support the proposal

2. Site and surroundings

- 2.1. Nostras Domus is a detached 3 bedroom bungalow with a detached garage(c1074 sq ft) set on c.0.25 acres. The existing driveway is
- 2.2. The Site is bounded to the East and West by detached residential dwellings; to the south by Lyme Road, one of the primary routes leading to Lyme Regis from the A35; and to the North by agricultural land
- 2.3. A desktop survey shows The site has not been developed for anything other than their current uses.
- 2.4. As per the Uplyme Neighborhood Plan (2017) The Site sits within the Village’s Built-up Area Boundary (BUAB). Inside the BUAB sits the dwelling on the Nostra Domus plot and everything to the south side, as well as the land for the new driveway and access.
- 2.5. The Site sits within an Area of Outstanding Natural Beauty (AONB), the site is not statutorily listed, nor are there any listed buildings, parks, or scheduled monuments in the immediate vicinity of the Site, the closet listed buildings are those of Woodhouse, on the opposite side of the valley, and Crossways in Yawl.

3. Planning history

- 3.1. Nostra Domus’s lawful land use is C3 Dwellinghouses. A search on the East Devon District Council Planning Portal indicated that The Site has minimal relevant planning history.

4. Proposed Development

- 4.1. This application is for full planning permission is sought for: “the demolishing of the existing garage to be replaced a new, and the replacement of the existing gable to the

road facing elevation of the bungalow, with a new timber framed gable that has a ridge height to match the existing bungalow to fit a first floor ensuite bedroom, with a dressing room under a new rear flat roofed dormer, with the addition of a new timber framed dining room and other internal layout alterations. The driveway will also be altered to improve the access and egress safety to the B3165 Lyme Road, whilst removing the existing asphalt drive and replacing it with a new permeable driveway surface

- 4.2. The proposal will seek to relocate the access to Nostra Domus by using the existing driveway to the field at the rear of the property, with a branch off to the location of the new garage in front of the house. This new driveway layout will ensure the visibility splay on to Lyme Road is sufficient, and reduce surface water runoff with a permeable surface.

5. Planning Policy Context

- 5.1. Section 38(6) of the Town and Country Planning Act 1990 requires development is determined in accordance with the development plan and all other material considerations.
- 5.2. In accordance with the East Devon Local Plan (2016) The proposal also falls within the village of Uplyme and therefore the Uplyme Neighbourhood Plan (2017) . The Emerging East Devon Local Plan, whilst not adopted yet, has been considered when putting this proposal forward.

6. Principle of Development

- 6.1. The National Planning Policy Framework (NPPF) (Sep 2023) sets out the Government's economic, environmental, and social planning policies and objectives for England. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 6.2. Consideration has been given to the viewable mass of the building from the south west elevation (the road facing elevation). The existing garage which extends out to the east of the bungalow will be demolished, so reducing the visible width of the dwelling. This will be replaced with a new dining room structure, which is not as wide as the existing garage was.
- 6.3. The new garage will be constructed in front of the existing bungalow, but will be semi subterranean and will only protrude 500mm above the current finished floor level of the existing bungalow, thus not impacting the road view of the bungalow from a mass perspective
- 6.4. The existing gable to the lounge will be replaced with a timber framed gable, extending to the same ridge height as the existing bungalow. Whilst the width of the gable end is increased, it will be built using sustainable, natural exposed framing materials, giving the gable a softer appearance. With the ridge height not extending past the existing ridge height of the existing bungalow, the viewable mass of the building structure will be largely unaltered, when viewed from the road.
- 6.5. The rear dormer will be flat roofed to match the dormers on the buildings either side of Nostra Domus, so keeping to the existing area character.

- 6.6. The existing driveway is extremely narrow with stone walls on both sides and a high bank to the north west. This prevents a good view of the traffic driving east down the hill on the B3165. The existing drive is a non permeable tarmacadam surface. The new driveway will open up a splay so that the visibility of the traffic driving east on the B3165 is improved. The new driveway will be a permeable surface to reduce surface water runoff onto the B3165
- 6.7. A survey of the existing garage and the roof of the existing bungalow has determined that there is no evidence of bats and there will be no impact to bats for the works being proposed under this application. However, the area marked with a blue boundary, which will be under a separate planning application, will need further bat emergence and reptile surveys, which are due to conclude in the early autumn.
- 6.8. A tree survey is included for this application which details the constraints of any building works and the protections required during the building. The survey also has details of the other areas marked with a blue boundary outside of the curtilage of Nostra Domus' red boundary marking, which will only be relevant to a future planning application due in the early autumn.

7. **Conclusion**

- 7.1. This planning statement has been prepared in support of the outline application for the development at Nostra Domus, Lyme Road, DT73XA;
- 7.2. As required by the Planning and Compulsory Purchase Act 2004 within S.38(6) this development proposal should be determined in accordance with the local development plan unless indicated otherwise by material considerations.
- 7.3. In conclusion, the planning statement has assessed the proposed development against the local planning policies, and for the reasons outlined above, it is considered that the full planning permission should be granted.