



# ACCOMPANYING STATEMENTS

DESIGN

| ACCESS

| PLANNING

| HERITAGE

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## First-Floor Extension, New Entrance Porch & Alterations at Mythering End, 4 Yanleigh Estate, Long Ashton

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**FTAO Case Officer**, North Somerset Council Planning Department.

## **PROEJCT OVERVIEW**

The enclosed information is to be read in conjunction with both the householder planning application and demolition within a conservation area as submitted to North Somerset Council for the proposed first-floor side extension, over the existing lean-to extension, the additional of an entrance porch, and associated alterations.

The applicants wish to extend over the former single-storey, lean to side extension in order to create sufficient space at first floor level for a total of 3 bedrooms (1no main bedroom with ensuite + 2 bedrooms), a bathroom and storage. Internal alterations at ground floor level would look to allow a more functional layout, suited to modern ways of living in the form of an open-plan, kitchen-dining-living room, with doors, windows and raised balcony area allowing the owner occupants to take full advantage of the wonderful rear garden and surrounding trees. An upgrade to windows, doors and extension building fabric would also look to benefit the property with a more energy efficient building envelope in terms of thermal performance, and sound attenuation from the Long Ashton Bypass to the North West.

## **PLANNING OVERVIEW**

The building and curtilage reside within the Long Ashton Westleaze & Wyke and Yanley Conservation Area, and the Bristol & Bath Green Belt. It is noted that the property is not currently subject to Article 4 Direction. The application property or its grounds do not fall within any Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI), Nature Conservation or Specialist Wildlife site.

The property does not have any trees listed under Tree Protection Orders (TPOs), though it is acknowledged that due to the Conservation area, the trees are offered a similar level of protection – There is a conifer tree hedge (Leyland cypress) to the boundary line between number 3 and number 4 which acts as screening between properties and gives privacy to respective rear gardens. There are a mixture of cypress, ash, holly and goat willow to the boundaries of the property to West, and North, which are indicated on drawings but not impacted as part of any works.

The proposal does not look to undertake any work in proximity to the trees, nor any groundworks in proximity to trees, beyond an extension of the existing hard-surfaced parking area, and as such does not have any impact upon the trees. Regardless of this, a tree protection plan has been provided as part of the application to ensure the protection and integrity of the trees to the boundaries of the site during construction.

The site has a previous approval for a stand-alone, detached garage, which has since lapsed and is not to be pursued as part of this application. The adjoining neighbour has had approved and undertaken a single-storey front extension, first-floor extension and loft conversion.

## **EXISTING PROPERTY OVERVIEW + CONTEXT**

'Mythering End' is a two-storey, semi-detached dwelling house located within Yanleigh Estate, Long Ashton, North Somerset. The property is set within undulating grounds with sloping lawn to the rear and tree-hedging to the boundaries. The property is offset from the highway and accessed by a shared access road, and the application property is found at the bottom of a long, narrow access path / driveway. The home has a dual-pitched roof over the main original property and a single-storey, lean-to side extension of later date has been added with a mono-pitched roof over. It is finished with a rough cast white render to all elevations, and windows and doors are a mixture of (predominantly) uPVC and timber, of varying age and condition.

## SUMMARY OF PROPOSED WORKS

The proposed work looks to build a first-floor extension over the existing ground floor lean-to, providing additional living space at first floor level. This in conjunction with various internal alterations will allow for the property to be internally reorganised to house 3 bedrooms and bathroom upstairs, and have a ground floor layout better suited to modern ways of living – including a utility space, small study / home office and an open-plan kitchen diner and living area. A small entrance porch is proposed to the main entrance, with the existing hard-surfaced external area expanding to allow for additional off-road parking provision and turning area. All materials and architectural language are to match, rationalise and improve the appearance and forms of the property on site.

## MATERIALS

The building fabric by all appearances would look to match that existing and as follows: -

**Walls:** a roughcast style render, as existing on site.

**Roof:** clay double roman style tiling, as existing on site.

**Windows:** uPVC, as existing on site, style and sizing to be regularised to give a more uniform treatment of fenestration to all elevations.

**Doors:** uPVC/Composite aluminium to replace the timber doors on site with a maintenance free solution. Glazed folding doors with aluminium frame to rear elevation.

**Rainwater Goods:** Black uPVC, as existing on site.

## DESIGN + HERITAGE CONSIDERATIONS

The property and its setting are not subject to any listings or official heritage value, however the property has the opportunity to maximise its current charm and setting through the considered proposals within this application. The proposed design aims to be as inkeeping with the existing property as possible, whilst rationalising the façade treatment and fenestration to better reflect the countryside house style.

## ACCESSIBILITY, PARKING + HIGHWAY SAFETY

The property is not proposed to have any illuminated signage, and way-finding is not proposed due to the familiarity of the premises having lived there already.

Means of escape from the property will be addressed through compliance with the Building Regulations AD Part B, to be signed off and approved ahead of occupation and use as indicated.

The proposed alterations would not reduce nor negatively impact existing parking provision. Works to the property do not look to create additional parking provision as the number of habitable bedrooms is to remain at 3. There is already existing off-road parking for 4+ vehicles, but it is proposed that a small area of grass out the front of the entrance door is to be changed to permeable hard surfacing to allow 4 vehicles to park, and manoeuvre and turn around so that nobody has to reverse down the narrow, steep driveway. The access roads, paths and surrounding highways are not active pedestrian and cycling routes due to the offset location of the property, the proposal has no impact the roads or footpaths regardless.

Existing pedestrian access to the property is shared with the vehicular driveway, and a foot path exists to an access gate to 3 Yanleigh Estate, on the boundary wall to the east of the proposed parking area – this access is to remain unaffected.

## **FLOOD RISK**

The site does not sit within or near to any flood zone, area of increased flood risk or area of temporary surface water as identified by the Environment Agency. The location at the top of a hill, and set at a level notably higher than the road level leads to no special provisions being made to address flooding or surface water as part of this proposal, and new build work is predominantly to the first-floor level.

## **PROTECTED SPECIES**

The proposal will not affect a feature of value to bats and the property and its curtilage falls outside of any local Bat Consultation Zones. No structure on site is not likely to be used by bats as the existing roof voids are actively used as storage lofts.

## **IMPACT TO TREES, VEGETATION + GREENERY**

The proposed works will have no impact upon any greenery, trees or vegetation on site, save for replacing a small area of unkept front lawn with a suitably permeable hard-surfacing for additional off-road car parking provision. No established shrubs, plants or trees within the curtilage are to be removed as part of the proposals.

## **IMPACT UPON THE SETTING OF LISTED BUILDINGS**

The proposed works have no impact upon listed buildings, and there are none within the vicinity of proposed works.

## **IMPACT UPON NEIGHBOURS**

Although the proposals will not have any noticeable or negative impact upon the neighbouring properties, the applicants have and will continue to actively engage with their immediate neighbours – they have shared the intentions and aspirations for the project in a friendly and considerate manner. This will extend to and remain throughout the construction phase of works wherever possible so to ensure minimal disruption possible to neighbours.

## **POSITIVE ENGAGEMENT**

The agents have an established and positive ongoing working relationship with North Somerset Council's Planning Department, regularly attend the Agents Forums and speak/meet with the department's officers and managers wherever possible to openly discuss relevant projects and schemes.

No formal pre-application advice has been sought but and case officers will be engaged as a part of this planning application and listed building consent processes.

## REFERENCED DOCUMENTS, STRATEGIES + POLICIES

The following documents have been used as reference material and to inform the basis for the design and approach developed and integrated as a part of the proposal: -

- Living in a Conservation Area – Information sheet, 2019, North Somerset Council.
- Conservation Principles - Policies and Guidance for the Sustainable Management of the Historic Environment, 2008, Historic England.
- NSC Core Strategy Policy CS5: Landscape and the historic environment.
- Policy CS12: Achieving high quality design and placemaking.
- Sites and Policies Plan Part 1 Development Management Policies, 2015, North Somerset Council
- DM3: Conservation Areas.
- Landscape Character Assessment Supplementary Planning Guidance, 2018, North Somerset Council
- Supplementary Planning Document Residential Design Guide – Section 1 Protecting Living Conditions Of Neighbours
- Supplementary Planning Document Residential Design Guide – Section 2 Appearance And Character Of House Extensions And Alterations

## CONCLUDING SUMMARY

The homeowners believe that the works proposed are well considered, suitably justified and remain in the best interests of the property, and when carried out will be done so with the full attention to detail that will complement their usage of the area in question.

The works as proposed will create additional and much required accommodation space, as well as altering the internal layout to enable contemporary living.

We warmly welcome your contact regarding any matters as a part of the proactive discussions throughout the determination period.

Kind Regards,



UPPA ARCHITECTS

On behalf of Miss B Lang & Mr T Moran, Applicants.