



Derek Butler Designs Ltd.

Hexhill Cottage, Brixton Torr, South Hams, Devon, PL8 2BD

Planning and Building Control Design and Access Statement

Name and Address of Applicant:

Mr & Mrs. Neill,
9 Longbrook Street,
Plympton St Maurice,
Plymouth,
PL7 1NJ

Name and Address of Agent:

Derek Butler MCIOB, BSc.(hons)
Derek Butler Designs Ltd
Hexhill Cottage
Brixton Torr, Brixton
Plymouth
Devon
PL8 2BD

Application Site:

9 Longbrook Street,
Plympton St Maurice,
Plymouth,
PL7 1NJ



Photograph of the rear of 9 Longbrook Street.

Description of Proposal.

9 Longbrook Street is an end terrace property within the conservation area of Plympton St. Maurice. The original house is of a rendered stone construction with a slate roof and slate hanging to the rear and side elevations over first floor level. A small rear lean-to section of building provided a modest kitchen with access to the enclosed courtyard area. A separate garden plot is provided a short distance from the rear of the property. The property has no dedicated parking arrangement, however on street parking is available in the area, including immediately in front of the property.

The proposal is to extend and improve the existing rear kitchen area to improve usability and improve the tanking system and drainage systems that has failed. The extension will only increase the internal floor area by 5.83m² and will not be visible from any public vantage point.

Layout

The extension will allow the kitchen to be accessed via a new opening from the rear room of the property, with the floor to the kitchen elevated to overcome drainage and tanking issues. The original low doorway will be closed up as a storage area. The kitchen will still retain access out onto the rear enclosed courtyard area, giving access to the rear of the property and the detached garden plot.

Scale

The original house has footprint area of 54.5m². The additional extension will increase the footprint to an area of 60.5m². The flat roof over will be lower than the existing lean-to roof overall but will have the eaves detail slightly higher.

Appearance

The extension will have grey single ply flat roof replacing the man-made slate roof currently provided. The walls will be in a smooth render finish with a white painted finish so as to complement the existing ground floor finish.

The existing windows and doors are all UPVC in white. The new areas will be provided with white aluminium frame windows to match the style of the windows already found in the property.

Biodiversity

As a householder application there is currently no requirement to show biodiversity net gain. The works requires the removal of a slate roof and some of the slate hanging and so to ensure compliance with the Conservation of Habitats and Species (Amendment) Regulations 2012 (Statutory Instrument 2012 No.1927), a Preliminary Ecological Assessment was undertaken. The PEA indicated there was no risk to protected species with the work proposed and offered some mitigating provisions to additionally show a biodiversity net gain by providing nesting boxes and beneficial planting in the garden area.

Flood Risk and Sustainable Drainage Solutions

The property sits adjacent to an area of flood risk whilst remaining in a flood zone 1, an area of low probability of flooding. The existing drainage arrangement for both foul water and surface water is via gullies and underground pipes to a combined sewer. The enclosed courtyard at the rear of the property is lower than the surrounding properties and offers no opportunity to provide a sustainable drainage system. Presently all the water from the roof areas and fully paved courtyard area is fed to

the main sewer. The proposed new development will have no impact on this provision as the total impermeable area at the rear of the property remains the same.

The enclosed nature of the rear of the property does increase flood risk from surface water should an extreme weather event occur, and the public sewer become overwhelmed restricting how fast water can escape from the property, or the provided gullies become blocked. For this reason, the new extension has been raised to allow surface water to be held within the courtyard until it is able to drain away, without fear of water entering the property.

Access

The extension is in the rear of the property and as such will have no effect on the accessibility of the main house entrance to the front. We can see the proposal will make the property no less accessible than present.

Signature of agent:

Date:

Derek Butler MCIQB, BSc (Hons)

6th March 2024