

Design and Access Statement

FRONT EXTENSION:
Beaches, Chapel Road, Lymestone, EX8 5ER

Date: Feb 2024

Job No. 23.173

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Introduction

This statement provides further information in support of a householder planning application for a front extension to Beaches, Chapel Road, Lympstone, EX8 5ER.

This statement should be read in conjunction with the other documents which form the planning application.

Application Site

Beaches, Lympstone (“The Site”) comprises a detached dwelling situated within the built-up boundary area in Lympstone. The property sits side onto the road with enclosed front and rear gardens.

The front garden of the site is to the North, the boundary wall separates the site from Wotton Brook. To the East boundary, a fence separates the site from Underhill Surgery accessed from the adjacent road.

The rear garden and driveway to Beaches are to the South, the garage building is spilt with this being the boundary between Beaches and Bryher, a two-storey detached dwelling. The West boundary runs parallel with the Pavement to Chapel Road.



The property has an external materiality of red brick plinth and white render under a slate roof. Windows, doors rainwater goods and soffits and fascia's are white UPVc.

The boundary walls are predominantly red brick. The area surrounding the site is characterised by a mixture of bungalows and detached, semi-detached and terraced dwellings. Materials of the surrounding dwellings comprises, render, brick and stone, boundary structures are a mixture of brick and stone.

According to the East Devon Local Plan Interactive Map Review 2013 – 2031 Adopted Policies Map, the site is not subject to any designations other than Flood Zone 3. The site is, however, near to the Lympstone Conservation Area.

Flooding:

The site is within flood zone 3 according to the Environment Agency Flood map. As an extension to the kitchen area with the dining space spanning between the existing and new, the floor level within the proposed extension has been designed to be at the same level as the current internal finished floor level, approximately 175mm above external ground level. The property has a first and second floor providing a safe refuge in the event of flooding.

The village of Lymstone benefits from flood defenses and has an active flood management strategy.

The proposed construction for the extension will be of resilient materials, i.e. masonry.

Site History:

The site has had 2 previous planning applications but not within the last 5 years:

- The site gained approval for two new dwellings, Beaches and Bryher, in 1999 under reference number 98/P0766. An amended proposal was then approved in 1999 under application number 99/P1855
- Shortly after, Beaches gain approval for a loft conversion with dormers and new chimney under reference number 01/P2456.
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Proposals & Justification

Proposed Works:

The applicant wishes to extend the current kitchen to create more comfortable space for a dining table and seating within the kitchen / dining room.

The existing kitchen units and services are located toward the rear of the property and the rear garden provides a more private space than the front garden which is little used.

Care has been taken to ensure the proposed single storey extension fits well within the area and improves the existing dwelling. The extension includes a parapet roof with a powder-coated aluminum coping. The external finish is proposed to be of a similar stone finish to that found within the immediate area with a brick plinth to match the existing dwelling.

Use:

The use will continue as a single residential dwelling.

Access:

The existing vehicular access and parking arrangements are not affected by the design. There remains off street parking to the rear of the site. Access into the dwelling will remain as existing.

The proposal is set back from the road and will not have any detrimental impact on immediate neighbours or on the surrounding area.

Conclusions

The proposals are for a modest single storey extension which will provide improved living accommodation for the owners. The proposals will not have any detrimental impact on either neighbouring property nor the nearby Conservation Area. As such we invite officers to support the application.