



**Design and Access Statement in support of a Householder
Planning Application**

For the proposed erection of a single storey extension

At

Spring Cottage

West Street

Bampton

EX16 9NJ

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Introduction

This statement has been prepared to accompany a householder planning application submitted to Mid Devon District Council. This application seeks planning permission for the erection of a single storey extension at Spring cottage, Bampton, EX16 9NJ.

The purpose of this planning statement is to provide the local planning authority with the relevant background information to the proposal and the necessary objective criteria to address the key development control issues associated with the determination of the application.

This document will firstly outline the site location, the surrounding area and the relevant overarching planning policy framework, before justifying the design, access and any other material planning considerations for the proposed development.

In line with Local Plan policy DM11, the proposal presents an appropriately scaled and functional form of ancillary development to complement the existing dwelling and meet the applicant's needs for the additional living space, whilst respecting the character and traditional appearance of the bungalow and surrounding countryside landscape and buildings effectively.

The property features a substantial sized curtilage to accommodate the proposal, and the designs respect the size, appearance, and position of the existing and neighbouring dwellings without creating any harm or adverse impacts to fully comply with the adopted Local Plan policy requirements from the Mid Devon Local Plan.

The Site and Surrounding Area

The proposed development site at Spring Cottage is situated within the town of Bampton. The dwelling is not subject to any historic listed building status, nor is the site subject to any special landscape designation or part of a Conservation Area. The site is located to the West of the Bampton conservation area boundary and is located within flood zone one. In policy terms the site is situated inside of defined settlement boundary.

The dwelling is a detached single storey bungalow set within a substantial size curtilage.

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The site is accessed from the adjoining highway which lies nearby to the site on the Northern elevation.

The site is surrounded by a mix of neighbouring residential dwellings, none of which would have direct sight of the extension to the Southern elevation of the property, alongside greenspace to the Southwest of the property and a commercial unit to the Southeast of the boundary. The proposed single storey extension will be situated on the southern elevation, with no adverse impacts or harm to be created upon the site or its primary surroundings to remain in keeping.



Site Location: (Image reproduced from Google Maps 2023)

Planning History

Having researched the Mid Devon District Council planning history website, it shows that no planning applications have previously been submitted in relation to the site at Spring Cottage prior to the submission of this householder planning application.

Policy Context

The following section of this statement highlights the current national and local planning policies relevant for the proposed development.

National Policy Context

Revised National Planning Policy Framework

The revised NPPF was published on 5th September 2023 and sets out the government's planning policies for England and how these are expected to be applied. The revised framework replaces the previous version of the NPPF published on 20th July 2021, with a presumption in favour of sustainable development remaining at the heart. The following paragraphs from the revised NPPF are relevant for the determination of this application.

Under Chapter 12 – Achieving well-designed places, Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Local Policy

The relevant policies from the Mid Devon Local Plan 2013-2033 (adopted July 2020) are as follows.

S9 – Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

- a) *High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places*
- b) *The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land where possible*
- c) *The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) *Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife balanced with the wider sustainability benefits of renewable energy;*

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- e) *The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*
- f) *The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated sites and undesignated sites, development will support opportunities for protecting and enhancing species populations and lining habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) *The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

S13- Rural Areas

The following rural settlements will be designated as villages suitable for limited development: Bampton, Bow, Bradninch, Chawleigh, Cheriton Bishop, Cheriton Fitzpaine, Coppleshill, Culmstock, Halberton, Hemyock, Holcombe Rogus, Kentisbeare, Lapford, Morchard Bishop, Newton St Cyres, Sampford Peverell, Sandford, Silverton, Thorverton, Uffculme, Willand and Yeoford. Development will be limited to proposals within their defined settlement limits and to allocations for:

- a) *Small scale housing, employment, tourism and leisure;*
- b) *Services and facilities serving the locality; and*
- c) *Other limited development which enhances community vitality or meets a local social or economic need.*

DM5 – Parking

Development must provide an appropriate level of parking, taking into account the accessibility of the site, the availability of public transport, and the type, mix and use of the development. The residential parking standards set out are 1.7 spaces per dwelling.

DM11 – Residential Extensions and Ancillary Development

Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;*
- b) Will not result in over-development of the dwelling curtilage; and*
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.*

Taking into account the above national and local planning policy requirements, it is considered that the proposed development fully complies with the above policy requirements as the remainder of this statement will demonstrate.

The Case for Permission

The proposed works at Spring Cottage is the erection of a single storey extension to the Southern Elevation. The proposed use of the extension is to provide a more spacious internal floor plan layout to complement the dwelling and to provide additional living space for the occupants through providing a much-needed extension to the living room alongside a utility room, loft storage space, and an additional bathroom/ ensuite to the Master bedroom.

The proposed works will not only benefit the existing occupants but will enhance the standard of residential amenity space for future occupants. The proposed extension remains incidental/ancillary to the current Use Class of Spring Cottage as a C3 dwellinghouse and therefore no change of use is proposed or required.

As policy DM11 states, extensions to dwellings are acceptable in principle and will be permitted where they respect the character, scale, setting and design of the existing dwelling, will not result in overdevelopment, and will not have a significantly adverse impact on the living conditions on the occupants of neighbouring dwellings which the remaining parts of this statement will demonstrate.

The extension will remain in keeping with both the existing dwelling and the neighbouring buildings, of which many have been altered and extended over time. The proposed designs sensitively take into account the nature of the bungalow, as a single storey dwelling with material choices and its subservient size allowing the addition to integrate well and remain in keeping with no adverse impacts.

The proposed designs are considered the most appropriate design response to provide the applicants with the space required, whilst ensuring the proposal results in no adverse impacts to be created on the site, the neighbouring dwellings or the wider landscape, fully complying to Local Plan policies S9, S13, DM1, DM5 and DM11.

Layout and Scale

The proposed scale and layout are further shown in greater detail on the accompanying proposed plans. The proposed extension will be situated on the southern elevation. The remainder of the garden is retained as the existing.

With regards to the size and scale, the rear extension from the main side wall of the dwelling will extend out by 4.5 metres. The extension will measure at a width of 11.055 metres, with an eaves height of 2.62 metres and a ridge height of 2.8 metres. The single storey extension is subservient to the main dwelling but provides the much-needed additional ground floor internal space for the applicants.

Whilst the dwelling does benefit from permitted development rights, due to the eaves height of the new extension it cannot be considered as permitted development. However, the principle of a single storey extension of this size would otherwise fall within the parameters of permitted development for this size of rear extension for a detached dwelling in principle.

With regards to the scale of the proposal, as stated within Local Plan policy DM11, the proposed extension should respect the scale of the design of the existing dwelling and not result in any over-development of the dwelling or its curtilage. It is considered that the substantial sized curtilage at Spring Cottage can readily accommodate the proposal, with no overdevelopment or overbearing impacts to be created as a result of the scale and siting of the proposal.

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Whilst the proposed extensions will increase the massing of the dwelling, this is not considered to be to an adverse extent, rather providing the required additional internal amenity space. The proposed extensions remain subservient to the main dwelling, respecting the design, scale and size of the site and house itself and the scale of the neighbouring dwellings to remain in keeping.

The proposed extension is not considered to pose any detrimental impacts upon the site or its primary surroundings, but rather complements the existing property with no overbearing impacts. As such this proposal therefore adheres to the local plan policies S9, S13, DM1 and DM11 effectively as an appropriately scaled proposal, respecting the scale and form of the existing dwelling and the neighbouring buildings effectively.

Appearance

As Local Plan policies S9, S13, DM1, and DM11 state, the appearance of development should demonstrate core design principles and have clear understanding of site characteristics, being visually attractive, and integrating well with the surrounding buildings and countryside landscape. The design of residential extensions should respect the scale and design of the existing dwelling and the character of the surrounding area.

Externally, with regards to the scale, materials and overall appearance, the proposed designs for the development are considered to reflect core design principles, reflecting the character of the existing dwelling, and surrounding rural landscape and buildings effectively.

The proposed materials for the extension are rendered external walls to match the existing with a flat GRP roof and white UPVC windows.

The proposed materials are sensitive and appropriate for the single storey dwelling and its location, with rendered external walls commonly used on dwellings in Mid Devon. As such the material choices ensure the character of the existing dwelling and landscape is retained and the extension remains in keeping.

With the extension sited on the Southern elevation, this will remain out of view from any public highway and many of the neighbouring dwellings, remaining largely out of view. The single storey

extension will appear as part of the main dwelling. Due to the scale, siting and appearance of the extension there are no adverse impacts upon any neighbouring dwellings.

With the site also not situated within a Conservation Area or subject to an Article 4 Directive, the area is able to accommodate some visual change, with the designs however still respectful by retaining the traditional character of the bungalow and its location within Bampton. The principal elevation of the dwelling as you approach the site from the public highway down the private drive remains as the existing and the erection of a small extension to the South will not detract from this.

The proposed extension will not create any significant visual change from what can already be seen on site, and the extension remains largely subservient to the main dwelling. The proposed designs are considered to create no reduction in the visual amenity of the site.

Essentially, the proposed materials, scale and form allow for a simplistic yet visually enhancing design which aims to make a positive contribution and enhancement to the character of the existing site whilst providing the additional residential space required by the applicant. The proposed works are therefore considered to full comply with Local Plan policies S9, S13, DM1 and DM11.

Access and Parking

As part of the development, no changes are proposed to the existing vehicular access which safely serves the dwelling. The existing car parking spaces are retained to the West of the dwelling to allow the proposal to remain in accordance with Local Plan policy DM5, with no loss of any parking spaces for the dwelling as a result of the development.

There are also no additional vehicle movements associated with the proposed development, with no harm created upon the adjoining highways network, and the proposal is considered to comply with policies S13, DM1 and DM5 effectively.

Surface Water Drainage Strategy

Any surface water from the new roof is intended to go into the mains drains as it currently does from the existing property.

The site is situated solely within flood zone one, and there is no risk of flooding in this location or elsewhere as a result of the small-scale development. As such, the proposal sustainably adheres to Local Plan policies S9, DM1 and DM11.

Landscaping

With respects to the materials, scale, the siting, and overall appearance of the development, apart from the construction of the extension itself, no additional landscaping is proposed or considered necessary in this location as the proposal remains largely out of view. The remainder of the domestic garden space will be retained as the existing, and there is considered to be no adverse visual or environmental impact as a result of the works in line with policies S9, DM1 and DM11. If additional landscaping or boundary treatments are considered necessary, this can be provided.

Conclusion

Overall, the proposed erection of a single storey rear extension at Spring Cottage, Bampton by virtue of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the residential curtilage to be developed or its surroundings.

The design is visually attractive, sitting well within the site context for traditional character of the bungalow, and residential surroundings. The proposal respects and complements the existing and existing and neighbouring property sizes, the scale and character of the site, and is considered to pose no unacceptable harm or adverse impacts upon its primary surroundings or the neighbouring properties effectively.

Essentially, the proposed design for the development provides the applicants with the required internal residential amenity space to achieve a more spacious ground floor layout to complement the existing dwelling and to meet the applicant's needs for the future. The proposed extension

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enhances the amenity of the dwelling whilst retaining the traditional character and appearance of the bungalow through appropriate material choices, and its primary surroundings.

As such the proposal is considered to fully comply with policies S9, S13, DM1, DM5 and DM11 of the Mid Devon Local Plan (adopted July 2020), with both form and function demonstrated within the designs, and therefore it is considered the proposed development should be granted planning permission.