

Proposed Extension & Internal Alterations at  
24 Woolbrook Park, Sidmouth, EX10 9DU  
**DESIGN AND ACCESS STATEMENT**

27/02/2024  
ARA Architecture  
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## **1.0 INTRODUCTION**

This design and access statement has been prepared in support of a Householder Planning Application for the proposed extension and internal alterations to the bungalow at 24 Woolbrook Park, Sidmouth, EX10 9DU.

The scheme aims to enhance the existing bungalow through alterations including a dormered loft extension to provide additional bedrooms, ground floor internal alterations and an extended rear patio, together with two new parking spaces to the front of the dwelling.

## 2.0 SITE ASSESSMENT

### 2.1 Existing Site

24 Woolbrook Park, Sidmouth (the site) comprises a 1960's or 70's bungalow within a generous plot and set well back from Woolbrook Park road. The bungalow is orientated in an East-West direction and makes use of the site topography by incorporating an integral garage on the West side, where the levels are at their lowest.

The existing layout comprises three bedrooms together with a separate kitchen and lounge/dining area. A modest patio on the garden side provides an access to the garden via steps. The generous front garden consists primarily of lawn and hedges, with an access road leading to the integral garage.

### 2.2 Boundaries

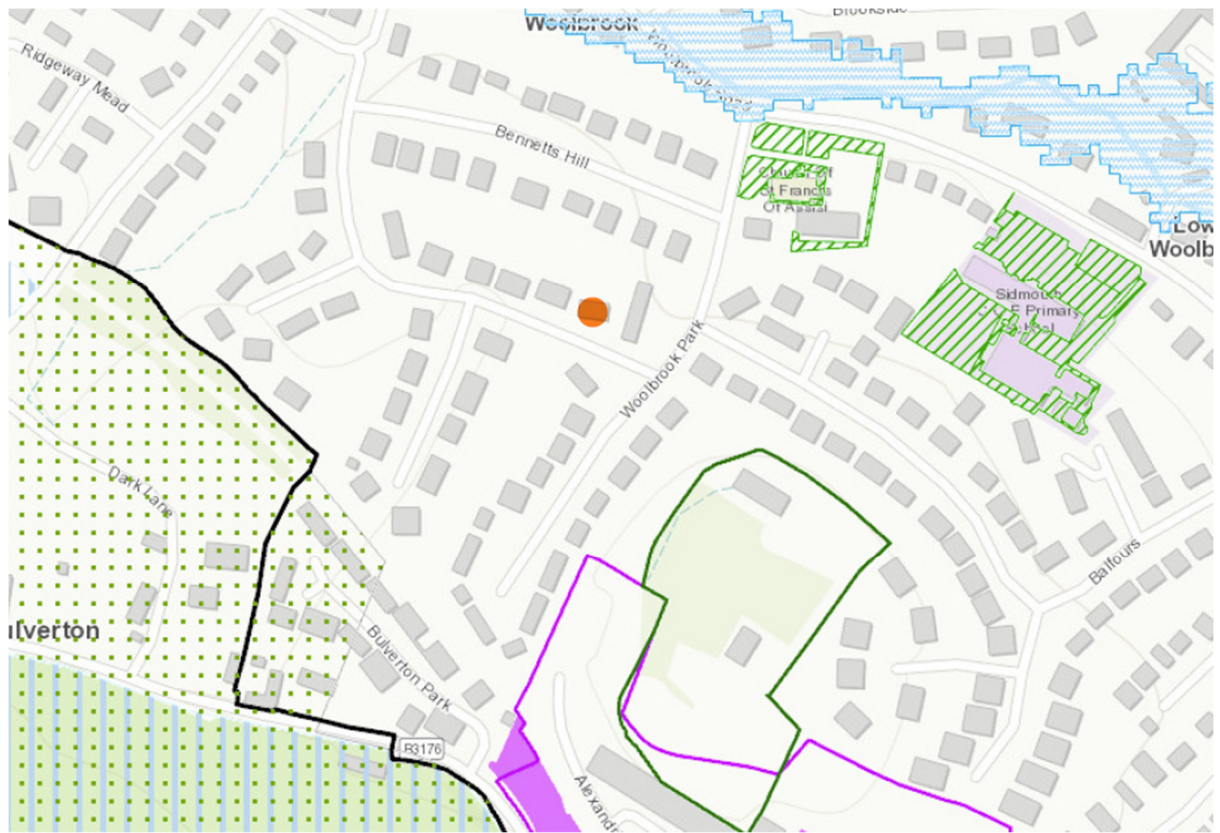
To the North the site is bound by a series of dense hedges and trees, with the boundary shared with the rear gardens of properties addressing Bennetts Hill. Beyond are further residential properties set within their gardens. To the South the site is bound by Woolbrook Park road, from which the property is accessed. The boundary is defined by hedges and a garden laid to lawn running up to the entrance façade of the house. To the East and West sides, the property is bound by hedges and fences forming the boundaries to the adjacent properties.

### 2.3 Levels

The site is comparatively level in a North-South direction, with a steady fall from the South side at Woolbrook Park Road to the North. There is a pronounced fall from the East to the West side of the site. The bungalow makes use of the topography through the integral garage, which is on the lower, West side and tucked under the Ground Floor.

### 2.4 Site Surroundings

The site is within the Built-up Area Boundary of Sidmouth, therefore there is a presumption in favour of development. 24 Woolbrook Park is surrounded by residential dwellings, typically bungalows, which exhibit similar sizes and architectural styles. As shown in **Image 1**, the site is situated within no other national or local designations.



**Image 1:** Designated areas (site indicated by orange dot)

### 3.0 PLANNING HISTORY & PLANNING PRECEDENT

#### 3.1 Planning History

A search on the EDDC interactive planning map indicates no recorded planning applications for the site.

#### 3.2 Planning Precedent

There are several relevant planning applications over the last five years relating to properties around the proposed site. These are as follows: -

##### 3.2.1 Planning Application: 22/2344/FUL

Application Validated: 20/10/2022

Address: 2 Balfours, Sidmouth, Devon, EX10 9EF

Proposal: Single storey rear extension

Status: Approved

Decision Issue Date: 14/12/2022

Comment: This planning consent relates to a site close by and to the East of 24 Woolbrook Park and is for a rear extension to provide additional accommodation to the existing bungalow.

##### 3.2.2 Planning Application: 22/1961/FUL

Application Validated: 07/09/2022

Address: 4 Bennetts Hill, Sidmouth, Devon, EX10 9XH

Proposal: Conversion of roof space to habitable use to include 1 no. front dormer, 2 no. rear dormers with associated Juliette balcony and 3 x front rooflights, roof extension flat roof projection and associated works.

Status: Approved

Decision Issue Date: 05/10/2022

Comment: This planning consent is particularly relevant to the proposals to which this design and access statement relate. The site is immediately to the North of 24 Woolbrook Park and is for a significant roof extension and internal alterations to the existing dwelling. The scope of works approved are similar in character to those which are proposed for 24 Woolbrook Park.

3.2.3 Planning Application: 20/2640/FUL

Application Validated: 25/11/2020

Address: 18 Woolbrook Park, Sidmouth, Devon,  
EX10 9DU

Proposal: Extension to bungalow

Status: Approved

Decision Issue Date: 20/01/2021

Comment: This application relates to a site immediately to the South of 24 Woolbrook Park and is for a side extension to an existing bungalow.

3.2.4 Planning Application: 19/1906/FUL

Application Validated: 28/08/2019

Address: 81 Woolbrook Road, Sidmouth, Devon,  
EX10 9XD

Proposal: Two storey side extension

Status: Approved

Decision Issue Date: 15/10/2019

Comment: This application is to the North of 24 Woolbrook Park and is for a large two storey side extension to an existing dwelling.

3.3 The above planning applications are all within the immediate area of the site to which this planning application and design and access statement relate. They demonstrate a precedent for enlargements and roof extensions to existing dwellings. The proposed alterations to 24 Woolbrook Park are in a similar character and scale to these consents, which demonstrate the acceptability, in principle of roof extensions and enlargements to dwellings in the area.

## 4.0 PLANNING POLICY

The local planning policies and strategies in the East Devon District Council (EDDC) Local Plan 2013-2031 relevant to the proposals forming this planning application are as follows:-

- Strategy 6: Development within Built-up Area Boundaries
- Policy D1: Design and Local Distinctiveness

### 4.1 Strategy 6 – Development within Built-up Area Boundaries

Strategy 6 states:-

*“Built-up area boundaries are defined on the proposals map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:-*

- 1. It will be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.*
- 2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.*
- 3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.*
- 4. It would not involve the loss of land of local amenity importance or of recreational value;*
- 5. It would not impair highway safety or traffic flows.*
- 6. It would not prejudice the development potential of an adjacent site.”*

Strategy 6 confirms that there is a presumption in favour of development within Built-up Area Boundaries, provided the proposals meet the criteria set out in the strategy.

The site is positioned within the Built-up Area Boundary of Sidmouth, with the proposals remaining within the existing footprint of the building. The existing maximum ridge height is not exceeded and the boundary planting is retained, except for a short line of hedge to the southern boundary.

As shown in the flood risk assessment in **Section 7** and **Appendix A** of this design and access statement, the bungalow is in Flood Zone 1. The proposals do not significantly increase the area of hard surface to be drained and thus the flood risk is not increased either on the site or elsewhere.



The existing site has an ecological value associated with a domestic garden and this will be retained. There will be no loss of land of local amenity importance, or of recreational value.

The scheme has been carefully designed so as not to negatively impact the development potential of the adjacent dwellings. The proposals are thus compatible with the character of the area and preserve the existing grain of development.

In view of the above we believe that the proposals are fully supported by Strategy 6 of the EDDC Local Plan 2013-2031.

#### 4.2 Policy D1 – Design and Local Distinctiveness

Policy D1 notes the following:-

*“Proposals will only be permitted where they;*

- 1. Respect the key characteristics and special qualities of the area in which the development is proposed.*
- 2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.*
- 3. Do not adversely affect;*
  - a) the distinctive historical architectural character of the area.*
  - b) The urban form, in terms of significant street patterns, groups of buildings and open spaces.*
  - c) Important landscape characteristics, prominent topographical features and important ecological features.*
  - d) Trees worthy of retention.*
  - e) The amenity of occupiers of adjoining residential properties.”*

Policy D1 aims to secure an appropriate design that is sympathetic to the local context.

The proposals respond to this requirement by proposing an enhancement of the existing building, while also maintaining the characteristics of the existing bungalow. The existing grain of the development is retained and the proposals will fit well within the area.

The existing maximum ridge height is retained and the higher portion of the roof is extended over the full width of the bungalow. This approach provides a more coherent elevation when viewed from Woolbrook Park road, while also ensuring that there is no negative impact on the adjacent properties.

The primary additions in terms of massing are to the rear of the property, which is not perceived from Woolbrook Park road.

In view of the above, we believe that the proposals are fully supported by Policy D1 of the EDDC Local Plan 2013-2031.

## 5.0 DESIGN & ACCESS

- 5.1 The design of the scheme has been guided by information and consultation with our client and through site visits and an assessment of the surrounding area. The scheme thus responds to the brief requirements of the client while also respecting the character of the area.
- 5.2 The proposed alterations and extensions have been designed to work with the existing bungalow and to retain the existing urban grain. The primary addition to the building is three new bedrooms in a roof level dormer extension. The visual mass of the dormer structure is broken down by dividing this into two boxed dormers connected by a mansard roof. The existing roof of the property is retained at its current maximum height with the roof form extended over the remainder of the property. The roof is further amended from a hipped to a gable form. The above approach allows the additional accommodation to be integrated into the existing building footprint.

Internally, the amendments are to provide a more contemporary living accommodation, with an open plan kitchen, diner and living arrangement. An existing bedroom is repurposed as a study.

- 5.3 Externally, the proposals work with the existing site layout. The changes are to introduce 2 no. parking spaces accessed off Woolbrook Park and utilising the existing site entrance. The new parking spaces are framed by the existing access path and footways. The site boundary characteristics are maintained by the addition of a low wall separating the new parking spaces from Woolbrook Park. A small section of existing boundary hedge is removed to accommodate the parking and is replaced by a low brick wall.

To the garden side the existing small patio is extended to provide a contemporary inside to outside link to the living accommodation.

- 5.4 The materials chosen for the additions will match those of the existing dwelling. The dormer extension is clad in a mixture of horizontal timber or 'Cedral' cladding, with the mansard section in a finish to match the existing roof colour.
- 5.5 The access to the property will remain as existing. The overall site layout is retained, with the existing vehicular entrance and pedestrian access reused. The site layout will allow for additional parking for two vehicles, as well as manoeuvring space to allow vehicles to enter and exit the site in a forward gear.

## 6.0 ENVIRONMENTAL IMPACT/SUSTAINABLE CONSTRUCTION

6.1 The proposals have been designed to reduce the environmental impact and include the following:-

### 6.2 Construction Materials

All of the timber used throughout the build will be of softwood from sustainable, replenished forests.

Where possible, the additions will provide for high levels of insulation and be maintenance free.

### 6.3 Ecology

The existing site holds the ecological value associated with a private garden. The proposed alterations will not impact on this and the ecological value of the site will be retained.

## **7.0 FLOOD RISK ASSESSMENT**

- 7.1 The site is not within an area identified by the Environmental Agency as being at risk of flooding, therefore no particular flood precaution measures are proposed. Disposal of water from the development will be by way of the existing surface water drains and this will not lead to an increase in the hydraulic load on the surface water drains. The additional hard surface area to be drained is not significant and will similarly not impact significantly on the hydraulic load.

## **8.0 CONCLUSION**

- 8.1 The proposals to which this design and access statement relate have been prepared to respond positively to the clients brief of providing an enhanced family home. The proposals work with the character and appearance of the existing building and allow for the increase in accommodation, without negatively impacting the character of the area or the neighbouring properties. The proposals maintain the existing landscape form and grain of development.

We believe the proposals to which this design and access statement relate are a sensitive response to the client brief and will provide an enhancement to the dwelling in terms of amenity and visual appearance.

## APPENDIX A: ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING



# Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	312083/89050	26 Feb 2024 11:28

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>








Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



### Flood map for planning

Your reference  
<Unspecified>  
Location (easting/northing)  
312083/89050

Scale  
1:2500  
Created  
26 Feb 2024 11:28

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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