

Job No:220132
3/18/2024

**PROPOSED NEW DETACHED
DWELLING AND GARAGE ON LAND
ADJACENT TO 10 LARK RISE,
NEWTON POPPLEFORD, DEVON,
EX10 ODH.**

Design & Access Statement and Flood Risk Assessment

1.0 SITE ASSESSMENT

1.1 Site Location and Description

The site the subject of this Planning Application is located in the AONB and on the Northern periphery of the village “Newton Poppleford”, although outside the Built-up area Boundary, as identified in the Parish Neighbourhood plan, it is abutting making it physically closely related to that boundary. There is a ribbon of existing dwellings of varying design types, styles and finishes visible from the road, eleven in total. These dwellings are also accessed directly off back lane to either side of the proposed site, some of which have been the subject of more recent planning application approval and development in key public view locations within the village. This site has no direct view positions from within the village or the key cherished public views identified in the in the Parish Neighbourhood plan (see appendix). It has an existing gated vehicular access off Back Lane with a large crushed rolled stone hardstanding area and is used on a daily basis by the current land owner and family for recreational purposes. There is a pedestrian footpath directly opposite this entrance into the adjacent large and established housing estate development of Larks Rise, Chestnut Way and Hazel Close. This footpath provides a well-lit and safe access to the core of the village and a number of services, facilities and public transport links.

The site has a south facing and screened aspect in the direction of the existing housing estate development of Larks Rise, Chestnut Way and Hazel Close which also lie within the ANOB and on land originally designated as grade 1 agricultural.

To the rear of the site the public footpath No.28 runs parallel to the Northwestern boundary within bush and hedge lined boundary preventing any clear public views into the site.

The rising land behind the site has a large quantity of trees which together with the existing screened boundaries afford the site with a soft backdrop of trees up to the skyline at the highest point and will ensure that this view will remain predominantly unchanged by the inclusion of the proposal.

1.2 Proposed Use

Existing non-native spruce tree outcrop in the centre of the site (which were considered by the appointed Arboriculturist as having a low ecological value) have been removed in stages without the need for a forestry licence and retained for repurposed within the proposals new structure. Replacement native broad leaf trees of high ecological value are to be planted throughout the proposal scheme together with fruit bearing trees to support and encourage local wildlife. The positioning of new trees has also be assessed to provide additional screening of the proposal where thought to be beneficial to the overall design, in accordance with an appointed landscaping designer suggestion, helping to conserve and enhance the AONB.

Although listed as grade 1 agricultural land the site has never been used for this purpose and would be considered too small for most types of farming by today's standards. It is probable that this pocket of land is left over from the original housing estate development which was all built on the main part of the grade 1 agricultural land.

A new detached dwelling and garage is proposed as a self-build for an existing resident of the village for over 13 years.

The dwelling is designed to cater for their current and long-term future needs in older age and enable the family to remain in their area of choice, whilst still close to current employment locations. The existing family dwelling at 10 Lark Rise could then be released onto a much needed and depleted marketplace.

There is to be a substantial area of set aside on the higher ground (approx. 1/3 of the total site area) away from vehicular movements of back lane as a reserve for local wildlife. The details and size of the reserve to be in accordance with requirements agreed by the appointed ecologist (see report) and used to relocate any species found to be active on the site all in accordance with Natural England guidelines. This area will be bounded with additional tree planting of native tree species of high ecological value and hedging known to encourage insects and wildlife all adding to conserving and enhancing the AONB.

1.3 Boundaries

The site is bounded on the South by a high and established existing hedge line, which will remain during and post development as it completely screens the site from both back lane and the adjacent housing estate development of Larks Rise, Chestnut Way and Hazel Close and any possible site glimpses from higher ground further afield (see photos in appendix including image taken from first floor window of 10 lark rise). To the rear of the site and northwestern boundary the public footpath No.28 runs parallel to the site within bush and hedge lined boundaries preventing any clear public views into the site. This boundary is to be retained and enhanced with additional planting to further reduce any site visibility. The additional tree planting will be of native tree species of high ecological value and hedging known to encourage insects and wildlife all adding to conserving and enhancing the AONB. The eastern boundary of the site is also a high and established existing hedge line, with some native trees predominantly at the top of the site which will form the secure nature reserve area. This boundary ensures the proposal is well screened and will remain during and post development.

The provision of bird and bat boxes will be located on suitable boundary trees and proposal structures as detailed by the appointed ecology experts and in accordance with their advice to promote and enhance the local area wildlife.

1.4 Levels

The existing site has a fall of approx. 3.5m from North to south and 1.5m from West to East along the boundary to back lane, however in the area of the proposal the dwelling is to be cut into the existing ground level to the north of the site lowering the overall height of the proposal and taking advantage of the existing site boundary screening whilst providing a level entrance area to the proposal for suitable disabled access.

A professional vehicle and access assessment has been carried out by the appointed transport consultant to ensure available access falls within required criteria, (see report and proposed site plan).

1.5 Site Surroundings

The site the subject of this application is located adjacent to the Built-up Area Boundary of Newton Poppleford within an AONB and also carries a grade 1 agricultural land designation.

It is assumed consideration must therefore be given to the contextual issues relating to the above:

Design/Appearance and impact on the AONB

Impact on Neighbouring Amenity

Loss of agricultural Land

2.0 **Planning History**

2.1 The site has had a previous planning pre application advice for this proposal scheme Ref 22/0152/PREAPP.

2.2 Recent planning approvals granted on sites on back lane close to this proposal.

23/0624/FUL

Location: Luscombes Back Lane Newton Poppleford

Proposal: Replacement of 5no outbuildings associated to one dwelling, with 3no new outbuildings for workshop/store and stables.

23/2279/FUL | Erection of new agricultural storage building | Land Lying To The North Back Lane Newton Poppleford.

20/0171/FUL | Demolition of existing bungalow and construction of two storey house | Otter Bungalow Back Lane Newton Poppleford Sidmouth EX10 0EY

3.0 THE DESIGN

- 3.1 The final form of the new design for a 4/5 bed chalet bungalow and detached garage and hobby room over has been formulated following client discussions and requirements, visual and a photo analysis of the surrounding area, consideration of specific site restraints and possible effects on existing adjacent dwellings and village views.

A detailed review of the areas planning history together with research on similar approved detached bungalows and houses within the area of back lane has been considered.

The proposed scheme therefore incorporates internal design details by the agent together with those put forward by the owner. The proposal has been formulated to have an external front elevation which draws from the features and similar appearance of more recently approved dwellings (20/O171/FUL) .

External materials, finishes, fenestration and boundary treatments preference detailed in the parish plan have also been applied to the design to ensure its appearance blends in with recognised house-styles, material types and boundary treatments.

- 3.2 The proposed design provides for a low energy consumption chalet bungalow and detached garage with hobby room over, as a self-build for the current owner and will use energy efficient construction techniques together with renewable energy products such as an air source heat pump and underfloor heating, Photovoltaic solar panels, Grey water harvesting, on site foul water digester system and external electric charge point all to meet the economic, environmental and social aspects of a sustainable development.

The proposal will benefit from a modern open plan living layout with minimal corridors to ensure good future wheelchair access with a level threshold from the connecting free draining driveways with ample on-site parking and turning provision. The design incorporates an open plan living space with south and east facing doors onto a weather sheltered veranda to promote healthy living and the feeling of wellbeing.

A double bedroom and wet room provision have been made on the Ground floor for long term future living. The upper floor will benefit from a master bedroom and ensuite with a further two double bedrooms, a single bedroom and bathroom.

- 3.3 The proposed bungalow design, with the provision of an extended low roof eaves line, ensures that there are limited overlooking opportunities from the proposals main living spaces. The height of the existing boundary hedging together with additional new on-site planting ensures that and neighbouring properties opposite the proposal will be well screened during and throughout the development. (see images in appendix).
- The low-level design and massing of a chalet bungalow on the proposal site will also negate the possibility of excessive light pollution.
- Parking provision for the proposed development will benefit off-road parking for at least five vehicles if needed (three vehicles and cycle storage within garage).

4.0 PLANNING POLICIES

- 4.1 The following policies of the Newton Poppleford and Harpford Parish Neighbourhood Plan that are considered relevant to the proposal subject of this application are as follows: -

- Policy EP1: Conservation Enhancement of the East Devon AONB and Natural Environment
- Policy EP6: Local Amenity
- Policy EP7: Development on Farmland for Agricultural Purposes
- Policy H3: Outside the Built-up Area Boundary
- Policy HQD1: Maintain the Built Character of a Parish through High Quality Design
- Policy TH1: Trees and Hedgerows

- 4.2 Policy EP1 relates to protecting and enhancing the environmental characteristics assets of the local AONB of which the site is situated. This policy requires that proposals within this area adhere to the following: -

a) Give great weight to conservation and enhancement of the natural environment.

The proposal will be contained within the existing hedged boundaries of the site, the existing site boundary trees and vegetation will be retained and enhanced where necessary with nature attracting native trees contributing to the local environmental characteristic assets of the surrounding AONB.

b) Not encroach upon interfere with or lead to deterioration of existing rare or important habitats or water courses or degrade the visual quality, natural beauty, wildlife, and cultural heritage of the rural landscape.

As previously stated, the proposal will be contained within the curtilage of the existing hedged site with the provision of a large protected nature reserve area to the rear third of the site. This area will be used to relocate any species currently on site in accordance with the ecologist's report, which will also have the benefit of being away from the associated traffic of back lane. The proposal has been carefully designed as not to create large vertical and contrasting visible massing in front of the tree back drop (this is when viewed from any public vantage points from further away within Newton Poppleford village).

c) Not include the netting of trees and hedges.

The proposal will not involve the netting of trees and/or hedges.

d) Contribute towards the ecological network of the area with appropriate measures to enhance the biodiversity.

The proposal looks to add a substantial amount of native broad-leaved trees and nature encouraging fruit trees, soft landscaping which will merge the proposal into the green backdrop and thereby adding to the site's ecological contribution.

e) Safeguard open countryside and cherished public views from inside and outside the parish as identified on Map 9 (Appendix A).

After reviewing the map shown in Appendix A known as Map 9 the subject site is not in the sight lines of any public viewpoint identified on this map

f) Not protrude above or appear dominant when viewed against skylines or significant lines or groups of large mature trees.

The proposal is positioned on the site so that it is below the existing hedge fronted boundary to the south and ensures there is little change of any visibility when viewed from adjacent housing in larks rise (see image in appendix A) or any higher public vantage points within Newton Poppleford. The proposal does not break the skyline and retains a mature tree backdrop. The chalet design with dormer roof windows provide a soft classic look which is an acknowledged county residence appearance. When combined with natural materials to the lower flanking walls provides for a soft and sympathetic to surroundings appearance.

g) Maintain and where appropriate extend tree cover.

The proposal looks to add a significant number of new native broad leafed trees within the site's curtilage to promote wildlife and provide additional soft screening of the proposal. The existing tree lined boundary to the North and public footpath will be supplemented with additional native broad leaf trees and nature encouraging planting to reinforce the natural soft boundary screening.

h) Avoid causing damage from leisure use (e.g., equestrian, motorbikes etc.).

This requirement does not apply, however the designated nature reserve area will provide a publicly inaccessible and protected space to ensure better provision for the ongoing and future wildlife habitation whilst providing separation from Back Lane road traffic.

- 4.3 Policy EP6: looks to ensure that new proposals do not have a negative impact on the residential amenities of the neighbouring and local properties. New developments will therefore be required to: -

a) They will have no adverse effect on the tranquillity through increasing levels and frequency of noise of the parish.

The proposals use is for a single domestic dwelling in the vicinity of the existing adjacent BUAB. It is therefore expected that there will be no impact caused to the adjacent properties to the South of the proposal in excess of that currently experienced. The retained hedging to the south of the site will eliminate any impact from overbearing and overshadowing.

b) They will have no adverse effect through light pollution (during any part of the year) or our valued dark skies observable from the parish.

The proposal does not include any external lighting or element that would add to the areas existing light emissions being adjacent to the existing BUAB.

c) Arrangements will be put in place to control noise, air, water, and light pollution.

The proposal does not look to add to any of these beyond that which already exists therefore further arrangements are not necessary.

- 4.4 Policy EP7 echoing the requirements of the EDLP Strategy 6, relating to maintaining quality agricultural land for agricultural purposes and not development.

The site as mentioned earlier, Although listed as grade 1 agricultural land the site has not been used for this purpose and would be considered too small for most types of farming by today's standards. It is probable that this pocket of land is left over from the original housing estate development. This development was all built on the main part of the grade 1 agricultural land in this area.

4.5 Policy H3 requires that any developments that are outside the BUAB (Built- up Area Boundary) are required to: -

a) Must be adjacent to the BUAB.

We confirm the site is directly adjacent the northern boundary of the Newton Poppleford BUAB.

b) Must be able to demonstrate that the development conserves and enhances the East Devon AONB and demonstrate an exceptional need for affordable housing which could not be accommodated outside the AONB.

It is perceived that the proposal will preserve and where possible enhance the local AONB, giving rise to native broad leaf tree planting and nature encouraging fruit trees, a protected and publicly inaccessible nature reserve area together with an opportunity for the placement of bat and bird boxes to further support and encourage wildlife.

c) Must provide a minimum of 66% affordable homes as per Strategy 35 of the EDLP.

d) Must meet the needs of the parish as demonstrated by housing needs survey.

The proposal being a single dwelling development does not look to provide affordable housing or require a housing need survey.

4.6 Policy HQD1 reflects that of the EDLP Policy D1 which looks to ensure new developments are of high-quality design. This policy therefore sets out the following to ensure this is the case: -

a) They are of high-quality design in line with the results of the housing styles consultation survey for house design and will enhance visual amenity and minimise any adverse impact on the built environment.

The proposal has been specifically designed to reflect existing approved styles within the village with finishing materials and features outlined in the local plan which are demonstrated throughout this document and drawings.

b) They mitigate fuel poverty.

Through allowing the proposal and garage the storage of the applicants vehicles and equipment on site will allow the applicant and family members to remain in their chosen location reducing the need to travel to existing employment and education facilities and thereby use of additional fuel.

c) New houses would benefit from a statutory degree of privacy and daylight an all-new development will be suitably positioned to ensure they do not have an adverse impact on the privacy and daylight of existing houses. (Guidance Note 2 – distance between dwellings).

The location of the proposal to the North side of Back Lane with the retained mature hedgerow together with additional tree planting to the South reduces the designs potential impact of any overbearing and overshadowing of existing adjacent dwellings rear amenity space.

d) All new houses will be given private garden space e.g., for children play, pets, drying clothes, quiet enjoyment etc. Front gardens do not constitute private garden space (Guidance Note 3 – private garden space).

The retained mature hedgerows which together with additional tree planting and proposal positioning on the site provides a generous private garden and amenity space and general feeling of wellbeing.

e) They incorporate a sense of place into the design/reinforce local distinctiveness by ensuring the proposal have been informed by the character of the area in which they are located. This should include matters such as size, density, scale, street/building line, building height, plot widths, windows and features and boundary treatments. Ridge heights should be in keeping with the neighbouring properties.

This proposal has been set into the natural slope of the site to provide a level access which together with mitigation planting allows it to blend better into the tree line backdrop of the hill behind.

The proposals chalet design allows the first-floor accommodation to be formed under the slate roof minimising the visual impact. To further integrate this proposal into the local landscape and the character, the choice material finishes of horizontal timber cladding together with natural stone and slate are combined throughout.

f) They ensure it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape on views of the proposed development especially viewed from footpaths within East Devon AONB and on the natural environment and mitigates any adverse impact using landscaping where necessary.

As shown in the submitted drawings through the use of timber horizontal cladding and mitigation planting being the trees in the foreground. The proposal blends well into the backdrop of the trees and native hedgerows on the hill behind. Due to land topography the building sits below the skyline and amongst existing trees when viewed from any rare or possible public vantage points in and around Newton Poppleford.

g) Services such as power and telephone landlines would be underground.

All existing necessary services are available in back lane and will be connected. underground.

h) They maximise opportunities to protect and enhance existing wildlife and habitats replacing lost habitats where this is not possible.

The site currently has an ecological value as a field, the proposal will look to maintain as much soft landscaping around the proposed new structures and in addition will look to add native broad leaf replacement trees , fruit trees, together with insect attracting plants and shrubs. The large secure nature reserve area to the higher ground to the rear third of the site will provide a protected area for existing wildlife as advised within the ecology report providing separation from Back Lane Road and the new proposal. The new structures are also to be fitted with built in bird and bat boxes to further encourage and enhance of the sites long term ecological value.

i) They respect and enhance the natural environment through retention of existing natural features maintaining and providing green linkages within and around development sites and delivering an overall improvement to the biodiversity value.

As previously mentioned the proposal will look to respect and maintain the sites ecological value and will add to the green linkage with the inclusion of the nature reserve, multiple new native tree species together with nature attracting fruit trees, shrubs and plants.

j) Schemes for more than 5 dwellings include variation in design details in order to maintain the variety of buildings that is characteristic of Newton Poppleford.

This requirement does not apply.

k) Roofs are pitched and symmetrical unless there is an exceptional reason not to do so.

The proposed new dwelling and garage building will have a symmetrical gable end, pitched roofs in compliance with this requirement.

l) They conserve or enhance heritage assets in the parish having regard for their status as designated or non-designated assets and their setting (see Appendix 2 of the Newton Poppleford and Harpford Parish Neighbourhood Plan for a list of heritage assets).

None of the existing or neighbouring elements of the site are identified as having any heritage assets. However, the proposal formulation has taken steps to be of a form and materiality matching that of the parish defined preferred structures and local rustic character of the area.

m) They conserve or enhance local distinctiveness as such as stone and cob walls and other historic features such as water troughs (see Appendix 2 of the Newton Poppleford and Harpford Neighbourhood Plan for a list of heritage assets).

There are no existing structures within the site of any listing, however great attention has been given to the parish preferred materials and features when formulating the proposals design and appearance within the site setting.

n) Boundaries adjoining roads or public footpaths are defined in a traditional manner using stone or brick walls or native hedging rather than close boarded fencing.

The proposed new dwelling is in an area of the site that a-butts a public footpath and road so all boundary treatments will retain natural native hedging together with low level stone walling at the site entrance.

o) Street lighting and furniture is limited and obstructive.

This requirement does not apply.

p) Development would not contribute to or suffer from adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution.

It is not perceived that the proposal will cause any impact in terms of noise, light, air, or water pollution.

q) The development would utilise sustainable construction methods, minimise the use of non-renewable resources and maximise the use of recycled and sustainable sourced materials where compatible with other policies in this document.

All of the timber used throughout the building will be of softwood from sustainable replenished forests. Where possible and necessary the development will provide for high levels of insulation and be maintenance free.

There is to be a ground solar array for generation of electricity, on site domestic sewage treatment plant and grey water harvesting facilities.

r) They provide easy access and adaptable living for all members of the community.

As part of the client brief there is to be ground floor bedroom and wet room provision with wheelchair friendly access to suit the potential long-term future needs of family life.

s) They protect the amenity of neighbouring properties.

It is considered that the inset design of the proposal within the natural site levels will better protect the amenities of the neighbouring properties to the South avoiding the situation of overshadowing, overlooking, or overbearing.

t) They provide adequate and well-designed off-road parking spaces with regard for parking standards of neighbourhood plan except where these conflict with neighbourhood design objectives with car ports preferred to garage.

One of the proposals key aims is to provide adequate out of sight and secure storage/parking space for the applicant's vehicles. It is therefore considered, as a whole, that the scheme adheres to the requirements of the policy HQD1.

- 4.7 Policy TH1 looks to protect and preserve trees and hedgerows of ecological or identified historic/environmental value. The site contains native trees on boundary hedging to the top of the site and mature hedging throughout which will be retained. Together with additional native tree planting, additional hedging supplementation, nature encouraging shrubs and plants to be added it would be considered to provide a greater number of higher ecological and visual contributions to the local biodiversity and AONB.

5.0 ENVIRONMENTAL IMPACT/SUSTAINABLE CONSTRUCTION

- 5.1 The building has been designed to reduce the environmental impact and include the following: -

5.2 Energy

The proposal will have a reduced energy consumption having 100% low energy light fittings.

The warm water underfloor heating system will be run from with an air source heat pump with a low energy rating and be controlled via individual time and temperature programmable room thermostats to each room.

Electricity generation will be provided with photovoltaic ground array.

Smart fast electric vehicle car charging point to be provided.

5.3 Transport

The site is located a short walk from the Local amenities of Newton Poppleford as well as being close to the local bus routes.

Safe pedestrian access via foot ways that exist at present are already in place and provide access into the local amenities and bus routes.

5.4 Construction Materials

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

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

Provision will be made for cycle storage and for recyclable materials in suitable containers for collection and reuse by the District Council within the bin storage area.

5.5 Ecology

The existing site has an ecological value currently as a field. The proposed will maintain the maximum area around the property and proposed new building as soft landscaping as this will help the ecological value of the site.

Approx a third of the site will be set aside for nature reserve area.

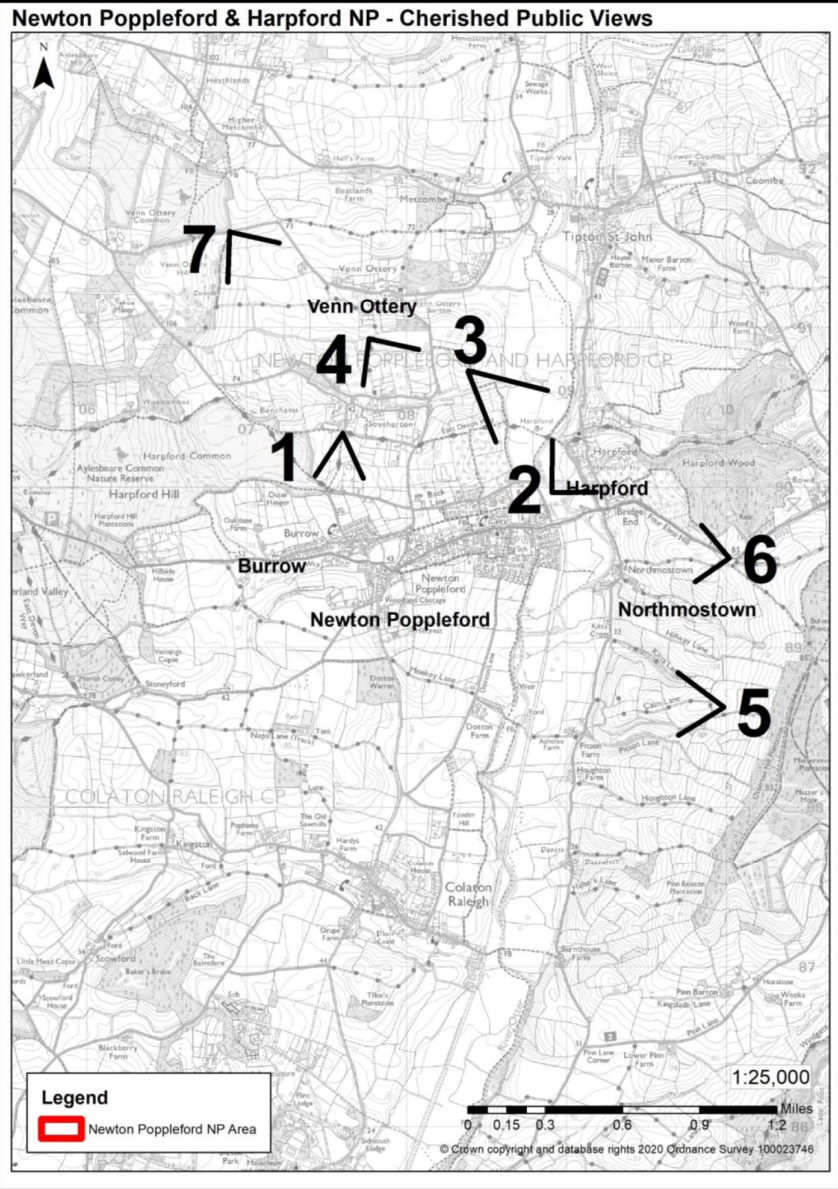
6.0 FLOOD RISK ASSESSMENT

6.1 The site is not within an area identified by the Environment Agency as being at risk of flooding and therefore no flood precaution measures are proposed. Disposal of water from the development will be by way of existing ground soakaway and therefore this will not lead to an increase in the hydraulic load upon the adopted surface water drains.

Appendix A

Map 9 of the Newton Poppleford and Harpford Parish Neighbourhood Plan

Map 9





North facing aspect of the proposed site, taken from first floor window at 10 Lark rise.

