

SUPPORTING PLANNING STATEMENT

Revision B

To Accompany a Householder Planning Application for the Partial Demolition, Rebuild and Extension of the Existing Dwelling, Internal Alterations and Erection of a Timber Porch Canopy to the North Elevation at:

GRAVEL HILL FARM,

GRAVEL HILL,

REGIL,

WINFORD,

BRISTOL,

BS40 8BJ

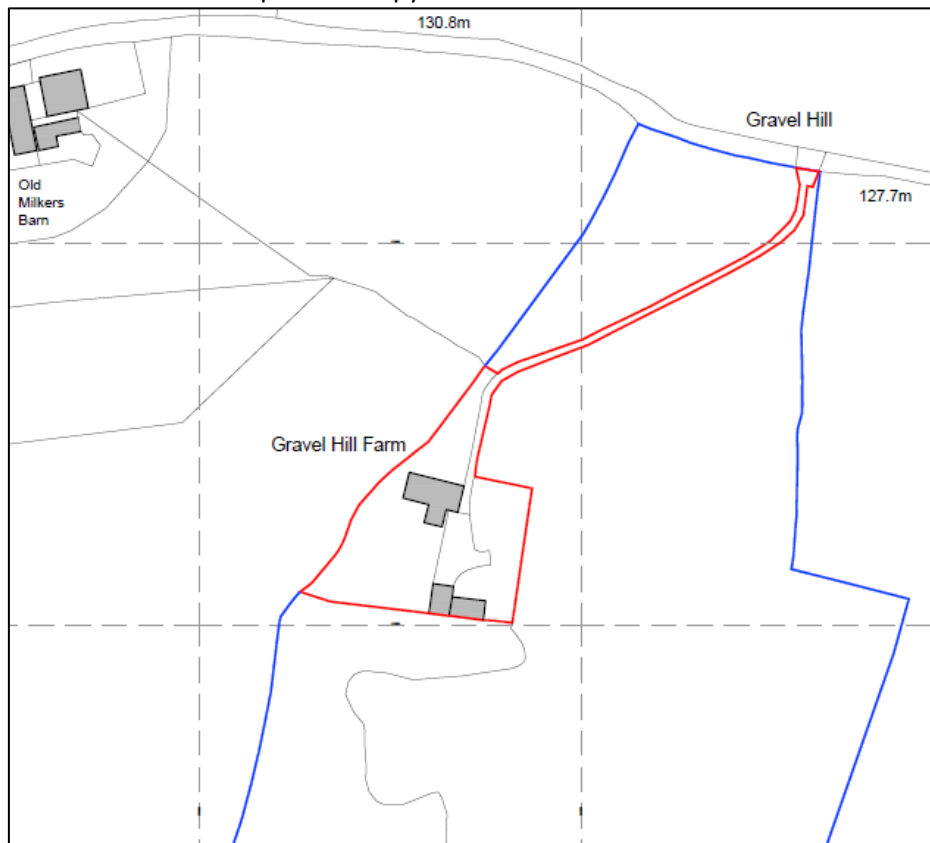
Prepared for:

Ms R George

1. INTRODUCTION

Hill Reading Architects have been commissioned by the applicant to submit a householder planning application for the following proposed works at Gravel Hill Farm near Winford:

- Partial demolition, rebuild and extension of the existing 'Woolaway' section of the property;
- Internal alterations to enable an internal rearrangement;
- Associated landscaping; and
- Erection of a timber porch canopy to the north elevation.



Site boundary (as outlined in red) of the Application Site at Gravel Hill Farm in the village of Regil. Image Sourced: Extract from accompanied planning drawing H6835 004A as provided by Hill Reading Architects.

This supporting planning statement will provide a comprehensive explanation of the proposed works at Gravel Hill Farm. It will outline the planning history of the site and provide justification for such a proposal whilst referencing both local and national planning policy where appropriate.

The following information is to accompany the planning application and should be read in conjunction with this supporting statement:

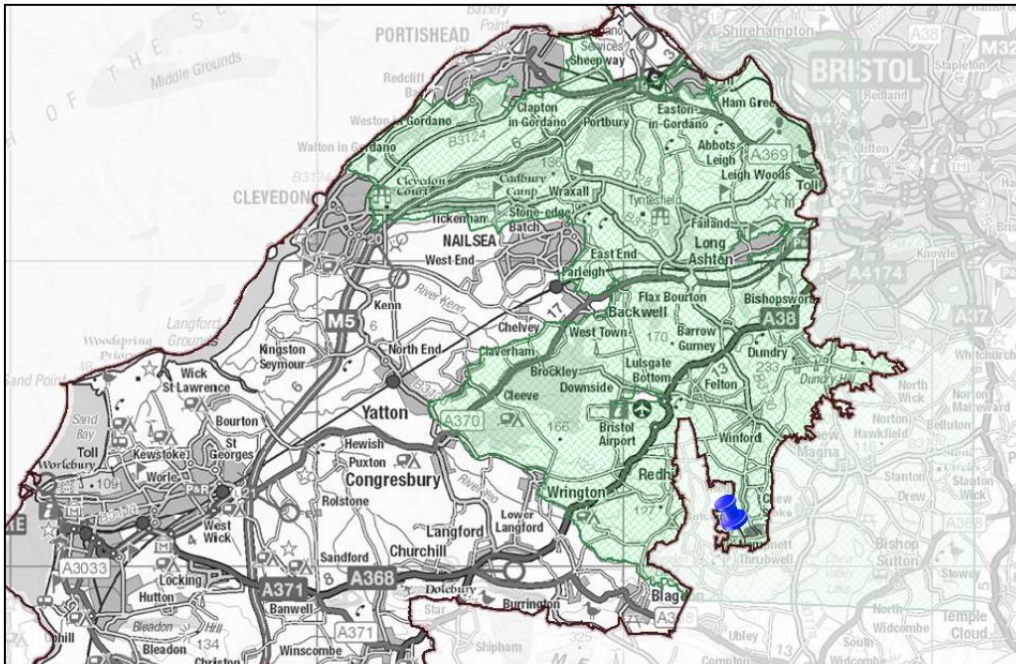
- Application Form and Ownership Certificate;
- Existing Plans, including: Site Plan and Location Plan;
- Proposed Plans, including: Site Plan, Location Plan, Roof Plan, Elevations and Floor Plans.

1.1 Site Locational Context

The application site is set back from Gravel Hill, located down a narrow track which leads to the main dwelling and collection of outbuildings; It is a site comprising of approximately 0.22 hectares.

It is within a particularly rural setting, largely surrounded by its own agricultural land and the open countryside. The village of Chew Stoke is situated approximately 1.5 miles to the north east of the application site, and so far, is easily accessible by foot or bicycle to essential community facilities and services as provided within the village. Situated within the unitary authority of Bath and North East Somerset, the village of Chew Stoke forms part of the Chew Valley Area of their local plan and is recognised as one of many villages that offer key community services and facilities to the immediate community and surrounding village, and so far, serves Gravel Hill Farm.

The village of Regil stands as one of many that are located within Bristol and Bath Greenbelt. The extent of the greenbelt area can be seen in the map shown on page 4 of this document. Greenbelt policy is an effective tool which strives to prevent urban sprawl by preserving open space, primarily the open countryside. In the North Somerset district, green belt policy CS6 and DM12 (of North Somerset Core Strategy 2017 and Development Management Policies 2016 plan) plays a vital role in maintaining the setting of the rural setting of open countryside and villages across the district. In accordance with national planning policy, CS6 strives to preserve the openness of the greenbelt and protect the area from inappropriate development and urban sprawl.



The application site (as pin pointed in blue) in relation to the Bristol and Bath Greenbelt. Image Sourced: <https://map.n-somerset.gov.uk/dande.html>

Despite the sites' location within the greenbelt, it is not located within any of the following areas:

- A conservation area;
- Curtilage of a listed building; and
- An area of outstanding natural beauty.

2. BACKGROUND OF THE SITE AND PLANNING HISTORY

2.1 Background

The existing property at Gravel Hill Farm is categorised as a 'Woolaway' bungalow, constructed within 1970 under planning application **88062/A**. As part of this application, an agricultural occupancy restriction was placed on the property due to the extent of agricultural land the occupants are in ownership of. However, planning application **19/P/0793/LDE** sought to remove the occupancy restriction on the property due to the absence of an established agricultural business on the land which has been the case for more than 10 years.

The woolaway construction method has since caused concern to the occupants, causing an increase in fuel costs due to the inefficiency of the structure. Consequently, the applicants are seeking to improve the sustainability and efficiency of the property by replacing the external envelope of the property in accordance with building regulation standards; This is discussed in further detail within section 3.

2.2 Planning History:

Application Reference	Proposal Description	Decision and Date
88062/A	Erection of Woolaway bungalow	Approval subject to conditions – 20.10. 1970
819/83	Erection of single storey extension and conservatory	Approval – 1983
17/P/1801/F	Erection of a 3-bedroom detached dwelling with detached garage/car port following demolition of existing dwelling and outbuildings. Alterations to vehicular access.	Refusal – 18.07.2017
18/P/3504/PRE Pre-application enquiry	Proposal is for the essential modernisation, alterations and accessibility upgrading to a single detached dwelling in the green belt.	Advice provided – 16.08.2018
19/P/0793/LDE	Application for Certificate of Lawful Development for use of the occupation of a dwelling house contrary to condition 3 of planning consent reference 88062/A and the change of use of land from agriculture to use as garden land.	Approval granted - 10.06.2019

3. SUMMARY AND JUSTIFICATION OF PROPOSAL

The applicant is seeking permission for the following proposed works at Gravel Hill Farm in Regil:

- Partial demolition, rebuild and extension of the existing 'Woolaway' section of the property;
- Internal alterations to enable an internal rearrangement;
- Associated landscaping; and
- Erection of a timber porch canopy to the north elevation.

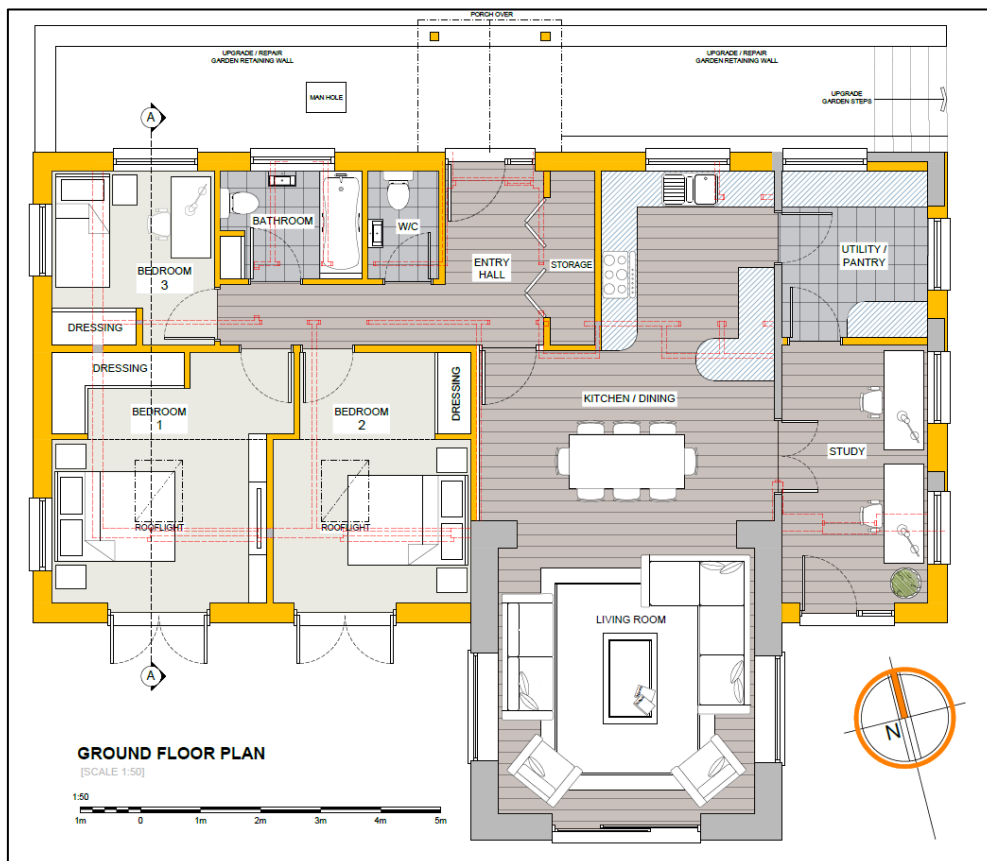
The request has been made on the basis that the existing property is in desperate need of repair and upgrade; The proposal is a means of improving the sustainability, functionality and efficiency of the dwelling. The property is acknowledged as a Woolaway bungalow; a construction method typically used throughout the 1950s as a means of addressing national housing shortages due to its quick construction process. Construction includes the use of a concrete frame and wall panels. Consequently, cavity walls are typically absent from Woolaway construction, which inevitably impacted on homeowners abilities to insulate and heat their properties. Resulting in a rapid increase in fuel costs due to the inefficiency of the structure. This is particularly relevant within this instance and thus, the applicant is seeking to improve the energy efficiency of the property by upgrading the existing envelope of the property. The new construction of external walls, provision of additional wall lining and reroofing of the property are to be built in accordance with the latest criteria of the Part L (Approved Documentation) of Building Regulation Standards and thus, strive to provide an adequate, functional and sustainable family home for the occupants.

The proposal includes the demolition and rebuild of the existing Woolaway section of the property – which for reference is the most western part of the floor plan. As part of the rebuild, the property is to be extended towards the west and south as a means of enlarging the existing bedrooms and allowing for an internal rearrangement of the layout. As shown within accompanied drawing H6835 003B, the property currently benefits from only one double bedroom, with the remaining two bedrooms offering limited space and functioning solely as single bedrooms. The proposed extension of the property will create two double bedrooms within the south of the floor plan, both of which complete with built-in storage space and integrated feature glazing, namely, the installation of double doors to the south elevation; This will create bright and open bedrooms for the occupants to reside in. Albeit, bedroom 3 as labelled on proposed plan H6835 101B (as shown within the extract on page 6) will remain as a single bedroom, it is proposed to be enlarged which will provide an adequate living space for one, complete with sufficient room for a desk and built in storage.

As mentioned above, the proposed enlargement of the property will enable an internal rearrangement of the layout. The proposed extension to the west will allow for an enlarged family bathroom as well as a separate W/C which is to neighbour the entrance hall.

The removal of internal walls within the property, specifically those currently enclosing the existing kitchen, will allow for the provision of an open plan kitchen/dining/reception room. An
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open plan layout will enable increased communication between the family by creating a large space for the whole family, as well as, providing an adequately sized functional space ideal for hosting and entertaining. An open plan layout can both create a larger space, but also, the illusion that it is bigger than it is; And so far, increases the feeling of openness within the dwelling.



The proposed floor plan of Gravel Hill Farm (not to scale). Image Sourced: Extract from accompanied planning drawing H6835 101 as provided by Hill Reading Architects.

The feeling of openness throughout the property will be enhanced through the increased provision of fenestration and enlargement of existing windows. This will maximise the natural daylight filtering into the property so far, create a bright, open and airy environment for the occupants. Not only has the use of increased glazing taken every opportunity to maximise the infiltration of daylight and thus, function as a light source, but will also, improve the energy efficiency of the property. Natural light can also heat a property and so far, reduce fuel costs, which is essential for this project.

The proposal also includes the installation of internal walls as a means of separating sections of the floor plan; This has enabled the provision of a separate utility/pantry and home office, located within the eastern end of the dwelling. Provision of a home office will enable the occupants to work from home if required; A desirable feature for home owners since the COVID-19 pandemic which encouraged individuals to work from home.

It is noted on the accompanied proposed plan H6836 101B, that amongst the use of natural stone and render which is set to match the existing materials used throughout the property, timber cladding is also to be used as an external finish. Timber cladding has been identified as a suitable material which strives to preserve and enhance the character of the existing landscape – which is typically comprised of open countryside and agricultural land. Therefore, it is considered that timber cladding has a less imposing impact on the setting and will ensure the smooth integration of the property within the existing landscape and greenbelt in which it lies. The proposed porch canopy will also be constructed of timber to match the proposed timber cladding used to the external walls of the property. Provision of a new porch will provide shelter for those entering and exiting the property as well as indicate to visitors that entrance to the property is via the north elevation opposed to the south.

Furthermore, it is acknowledged within section 1 of this document, that the application site lies within the Bristol and Bath Green Belt, and thus, the enlargement of the property is restricted by criteria set out within local planning policy DM12. Residential development, specifically, the extension or alteration to an existing building is deemed inappropriate in the instance that it exceeds 50% of the gross floor area of original building. For clarity the 'original building' (as reference within DM12) relates to the building as existing on 26th July 1985. Consequently, in accordance with local planning policy DM12 and reference to the history of the site, the proposed extension will allow for a total increase in floor area of 15.3%, resulting in a proposed total footprint of 118.54m², which is significantly lower than the threshold of 50%. This calculation has taken into consideration the full floor area of the existing development, given that it was built prior to 1985. Consequently, it is considered that the proposed development is of an appropriate scale and mass which is proportionate to the surrounding area and compliant with local planning policies CS6 and DM12.

The design of the proposal is simple and modest but considered of a high-quality standard which meets the overarching aims set out within the NPPF and North Somerset local plan. And so far, shows a significant improvement on the design and sustainability of the existing property. The replacement of existing walls which are designed in accordance with building regulation standards, will improve the efficiency of the property and strive to reduce fuel costs for the occupants. The provision of additional fenestration will contribute to this, by serving as both a light and heat source throughout the dwelling.

It is considered that the proposed works are of a reasonable request that will provide the occupants with an upgraded and sustainable property. It strives to be in keeping with the existing dwelling, surrounding outbuildings and landscape in which it lies. This has been achieved through the utilisation of particular building materials such as natural stone and timber, which will help enable the development to integrate into the landscape. Consequently, the proposal will strive to be in keeping with the character and identity of the local area and endeavour to comply with both national and local policy, as set out within this document.

4. CONCLUSION

The proposal seeks consent for the following proposed works at Gravel Hill Farm in Regil:

- Partial demolition, rebuild and extension of the existing 'Woolaway' section of the property;
- Internal alterations to enable an internal rearrangement;
- Associated landscaping; and
- Erection of a timber porch canopy to the north elevation.

The proposed scheme has been created with high-quality and sustainable design as the overarching aim of the project. As referenced throughout this document, the existing property is in desperate need of repair, the woolaway construction method adopted within 1970s has subsequently impacted on the owners' ability to insulate their property efficiently, resulting in an exponential increase in fuel costs. This proposal strives to provide a simple and modest family home which is in keeping with the design of the current build, whilst also improving the overall aesthetic of the property through the integration of modern architectural features and materials.

One of the main aims throughout the design process, was to ensure its smooth integration into the existing landscape and so far, mitigate its imposition on the area and more specifically the greenbelt. This has been achieved through the utilisation of both natural building materials and those already used within the existing property. The continued use of both natural stone and render will ensure it does not have any more of an imposing impact on the landscape than existing. The proposed use of timber will strive to contribute to the properties' integration into the landscape, given that it is a natural material and thus, considered less imposing.

Great weight has also been given to local planning policies CS6 and DM12 throughout the design process. The proposal will result in a 15.3% increase in the total floor area of the property and so far, well below the 50% threshold as set out within DM12.

Consequently, it is considered that the proposal is of an appropriate scale and can be developed in a sympathetic and respectful manner which has taken into consideration character of the local area, its imposition on the existing landscape, and its position with Bath and Bristol Green belt. The replacement of the existing envelope of the property will improve the energy efficiency of the property and thus, reduce fuel costs for the owners.