

**DESIGN & ACCESS STATEMENT
TO ACCOMPANY A 'HOUSEHOLDER PLANNING APPLICATION'**

FOR

**THE PROVISION OF A NEW ROOF STRUCTURE TO CREATE A FIRST FLOOR AND
ERECTION OF A REPLACEMENT SINGLE STOREY REAR EXTENSION WITH
ASSOCIATED WORKS**

AT:

**43 SIDCOT LANE
W INSCOMBE
NORTH SOMERSET
BS25 1LP**

EASTING: 342540

NORTHING: 157430

MARCH 2024

DESIGN & ACCESS STATEMENT

This statement has been prepared to demonstrate that this scheme has been designed to create a high-quality proposal, which is both practical and aesthetically pleasing. The statement illustrates the process that has led to the development proposal, and to explain the design approach adopted.

This statement has been set out as suggested in the publication entitled 'Design and access statements –how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the Government circular 'Guidance on changes to the development control system' which became effective from 10th August 2006.

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CONTENTS

- 1 INTRODUCTION
- 2 PLANNING HISTORY AND POLICY
- 3 USE
- 4 AMOUNT
- 5 LAYOUT
- 6 SCALE
- 7 LANDSCAPING
- 8 APPEARANCE
- 9 ACCESS –VEHICULAR AND INCLUSIVE
- 10 ECOLOGY
- 11 CONCLUSION
- 12 DECLARATION

1.0 Introduction

1.1 Ian S Ford Building Surveying and Planning Ltd have been instructed by Mr Rhys & Mrs Amie Farmer (referred to herein as 'the applicants'), to prepare and submit a 'Full Planning Application' for:

- The provision of a new roof structure to create a first-floor structure,
- Demolition of the existing single storey rear elements,
- Construction of a replacement single storey rear extension, *and*
- Associated works.

The site is known as '43 Sidcot Lane, Winscombe, North Somerset, BS25 1LP'.

1.2 This application follows on from the approval of planning application 23/P/2554/FUH which granted consent for a very similar proposal at the application site on behalf of the same applicants. Consent was granted on the 18th January 2024 so the consent is extant.

1.3 The revised proposal put forward under this application seeks to only improve the aesthetics of the approved scheme and in particular the principal elevation. The proposed scheme does not seek to increase the consented floor area.

1.4 The revised proposal as submitted seeks to improve the aesthetics of proposed scheme by:

- The ridge height has been raised by 500mm higher than that previously approved. This is necessary to permit the eaves to be raised by 500mm whilst maintaining a roof pitch which best reflects the vernacular architecture. By raising the eaves by 500mm permits the rear (northern) elevation main roof to be separated from the lean-to roof serving the rear extension. This negates what would have been a large catslide roof. This breaks up the rear elevation roof covering and in doing so improves the composition of the rear elevation. The marginal raising of the roof is considered to have no greater impact on the neighbouring properties than that previously approved.

- The design of the main roof to the principal (southern) elevation has been revised to include two gable projections. This has been achieved by not extending forward of the existing front elevation, but simply setting back the central section of the front elevation with a new short length of wall. The combination of the two gable projections and recessed porch creates symmetry and a far more interesting principal (southern) elevation than that previously approved which was flat.
- A Juliet balcony has been added at first floor instead of a window. This is considered to have no issues from an overlooking perspective.
- The brick plinth has been raised by 600mm to become a feature. *And*
- The principal (southern elevation) includes a Photovoltaic (PV) array estimated to be equivalent to around a 4kW array. This should be sufficient to provide the proposed dwelling with a large proportion of its electrical requirements.

For convenience the previously approved (23/P/2554/FUH) southern elevation along with the now proposed principal elevation are shown below (not to scale).



Approved (23/P/2554/FUH) principal southern elevation (NTS)



As proposed principal southern elevation (NTS)

- 1.5 In summary the proposed amendments are considered to only improve the approved scheme and will not have an increased overbearing or overlooking impact on neighbouring properties.
- 1.6 The existing property is a large and sprawling single-storey detached dwelling sat within a generous plot with substantial private gardens to the north and south. The property is also afforded a private tarmac drive from the public highway leading to a parking and turning area along with a detached garage to the north west of the dwelling.
- 1.7 The northern side of Sidcot Lane consists of a range of housing types with no real defined build line.
- 1.8 Sidcot Lane runs from the centre of the village of Winscombe to the east towards Sidcot and the A38.
- 1.9 The site slopes from north to south towards Sidcot Lane with ground levels continuing to rise beyond to the north towards Brae Road and Observatory Field.
- 1.10 The applicant's both grew up locally and attended nearby schools. The property was purchased knowing it needed modernising and re-modelling to make it suitable for modern day living. The applicants have a young family and they hope to make 43 Sidcot Lane their family home.
- 1.11 This statement should be read in conjunction with the submitted supporting documents as follows:
- Completed application forms,
 - Completed CIL forms,
 - Preliminary Ecological Appraisal,
 - Combined existing drawing 2060/23/001, *and*
 - Combined proposed drawing 2063/23/101.

2.0 Planning History and Policy

2.1 Having reviewed North Somerset Council's planning website, it is confirmed that the property known as '43 Sidcot Lane' (previously known as 'Jalna') has no recent planning history other than the before mentioned 23/P/2554/FUH. This granted consent for a very similar proposal of the same floor area and overall description.

2.2 For confirmation the site is located inside the settlement boundary, but outside of:

- The Bristol and Bath Green Belt,
- The Mendip Hills AONB,
- Any nature conservation area such as Site of Special Scientific Interest (SSSI) or special Area of Conservation (SAC), *and*
- Any Flood Zones.

2.3 The site is not in its own right or forms part of a Heritage Asset and does not include any trees with Tree Preservation Orders (TPOs).

2.4 North Somerset Council's Development Plan comprises the following:

- North Somerset Core Strategy (NSCS) which was adopted in January 2017,
- The Sites and Policies Plan Part 1: Development Management Policies (S&P 1) which was adopted July 2016, *and*
- The Sites and Policies Plan Part 2: Site Allocations Plan (S&P 2) adopted April 2018.

2.5 The relevant policies of these documents which shaped and guided the proposed scheme include:

NSCS

CS1 - Addressing climate change and carbon reduction

CS2 - Delivering sustainable design and construction

CS5 –Landscape and the historic environment

CS10 - Transport and movement

CS11 - Parking

CS12 - Achieving high quality design and place making

S&P 1

DM2 - Renewable and low carbon energy

DM10 - Landscape

DM28 - Parking standards

DM32 - High quality design and place making

DM42 - Accessible and adaptable housing and housing space standards

2.6 Key 'Supplementary Planning Documents' (SPDs) considered during the development of the proposed scheme included North Somerset's Residential Design Guides Sections 1 & 2 (RDG 1 & RDG 2). The objective of the Design Guides is to protect living conditions of neighbouring properties and ensure proposed development is of an appropriate character and appearance. Both RDG 1 and RDG 2 have been closely referred to in the development of the proposed scheme resulting in a scheme that meets the objectives of both guides.

2.7 Further SPDs that shaped the proposal and submission documentation included:

- North Somerset Parking Standards SPD (adopted November 2013), *and*
- Creating sustainable buildings and places SPD (adopted March 2015).

2.8 In summary, the proposed scheme has been sensitively developed with appropriate consideration given to all relevant local planning policy and SPDs.

3.0 Use

3.1 This application is for the erection of residential extensions to an existing dwelling on residential land. The proposal does therefore not seek a change of use.

4.0 Amount

- 4.1 The application site area is outlined in red on drawing 2063-23-001 and totals 1950m².
- 4.2 The area outlined in red forms the extent of the existing domestic curtilage which will not be altered by the proposal.

5.0 Layout

- 5.1 The proposed layout has largely been dictated by the existing site formation and southerly outlook towards Kingswood.
- 5.2 The proposal maintains the existing site layout and retains the vehicle entrance and parking spaces as existing.
- 5.3 Whilst the proposal introduces new first floor fenestrations, the internal layout has been carefully designed to ensure that no over-looking issues are created. This has been achieved by proposing no first-floor side windows. The proposal therefore accords with RDG 1.

6.0 Scale

- 6.1 43 Sidcot La is located outside of the Green Belt and the Mendip Hills AONB. As a consequence, North Somerset Council Planning Policy does not specifically set an upper limit on what is an acceptable percentage increase in terms of floor area like it does within the Green Belt.
- 6.2 DM12 which relates to 'Development within the Green Belt' suggests that the original floor area should be considered as how the dwelling stood as of 26th July 1985. Furthermore, that any increase in floor area should be assessed as a percentage of this 'original' figure with upto 50% being appropriate in the Green Belt. In relation to 43 Sidcot Lane, the existing floor area is taken as the original as it is believed to stand as it

did in 1985. For confirmation the Gross Internal Area (GIA) totals 170m² including the domestic garage. The proposed scheme has a total of 239m² which equates to a 40.5% increase.

6.3 The proposed 40.5% increase is considered acceptable on the basis that DM12 suggests that up to a 50% extension in the Green Belt will not normally be regarded as disproportionate.

6.4 The scale of the proposed extended dwelling is also considered to be acceptable on the following grounds:

- The proposal sits comfortably within the street scene and within the context of the wider landscape.
- The increase in ridge height is only 3m above the existing.
- The plot is large and the proposal equates to a build to plot ratio of 1:9. *And*
- Prior Approval could be sought for the addition of an entire new additional storey if wished. The proposed design is considered to more sympathetic than this option.

6.2 In conclusion, the scale of the proposal is considered acceptable under Planning Policy and within the context of the site, its boundaries and the street scene. As consequence, the proposal will also not have an overbearing impact on the neighbouring properties, particularly given the adjacent neighbours are two storey dwellings

7.0 Landscaping

7.1 The proposed scheme doesn't include any new landscaping. The applicant will however protect and maintain all existing hedgerows and trees as part of the works. The proposal also includes a Tree Protection Plan to ensure all existing trees are maintained.

8.0 Appearance

- 8.1 The proposal will see a sprawling and un-aesthetically pleasing dwelling redeveloped to become a handsome dwelling which better respects the vernacular architecture. The proposed scheme with its form and materials palette will undoubtedly lead to a net improvement in the overall aesthetics of the site.
- 8.2 The materials palette of the proposed scheme includes; smooth finish render and horizontal cladding over a brickwork plinth, double roman tiles, aluminium framed double glazed windows and an oak framed porch
- 8.3 The oversailing eaves and bargeboard details combine to create shadow lines which soften the appearance of the proposed scheme. The roof form has also deliberately been broken up with pitched roof dormers and separate rear single storey roof to create interest and to avoid a monolithic block.
- 8.4 In summary, the revised proposal as submitted is suggested to lead to a n improvement in the visual amenity of the site when compared to the existing dwelling.

9.0 Access – vehicular and inclusive

- 9.1 The proposed scheme makes no amendment to the existing access to the highway.
- 9.2 Parking and turning space are retained as existing. There is sufficient space for parking 3no. cars. to serve the proposed four-bedroom scheme. The proposal therefore fully accords with North Somerset Council's parking standards SPD.
- 9.3 The proposed scheme also provides secure storage for bicycles with the retention of the existing detached garage. An electric vehicle charging point is also provided as part of the proposal.

9.4 There is sufficient space for an ambulant disabled parking space to be provided should it be required in the future and a level approach to the front door should it be needed.

9.5 Internally, the proposed ground floor has one level throughout and provides toilet accommodation with wide circulation space. The proposal also offers a ground floor bedroom so the dwelling would therefore be well suited for an ambulant disabled occupant.

10.0 Ecology

10.1 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Fenswood Ecology. The proposed scheme adopts the recommendations of the PEA which includes the provision of 2no. swallow cups which are provided on the eastern gable elevation.

11.0 Conclusio

11.1 The design of the proposal has been sensitively developed to ensure that the proposed scheme sits comfortably within its setting. Furthermore, the proposal is considered to have a net improvement on the overall aesthetics of the property.

11.2 The proposal is also sympathetic in its form and scale, whilst respecting the private amenity of the occupants and adjacent properties.

11.3 The proposal will create a family home for the applicants with their young family in the area they grew up. The proposed dwelling provides accommodation suitable for modern day living which is also adaptable should their requirements change.

11.4 The proposed scheme is therefore considered to fully comply with all relevant planning policy of the NSCS and S&P 1 along with relevant SPDs including North Somerset Council's Residential Design Guide. It is therefore suggested that 'Full Planning Permission' ought to be granted.

12.0 Declaration



12.1 Signed Dated 22nd March 2024

Luke Ford BSc (Hons) MRICS
Chartered Building Surveyor
On behalf of Ian S Ford Building Surveying and Planning Ltd.