

PROPOSED ATTACHED DOUBLE GARAGE EXTENSION WITH A 15 DEG OFF-SET
(With Roof Space To Habitable Use - Replacing An Existing Utility Room/Porch)
@ WYLD COURT MILL, HAWKCHURCH, AXMINSTER, DEVON, EX13 5TZ
For Mr & Mrs Cuddihy – 09/04/2024

REF: DELEGATED REPORT & Planning Permission No. 21/3164/FUL - Granted 9th February 2022

DESIGN & ACCESS STATEMENT

This statement accompanies the Planning Application for the above, in conjunction with the scheme drawings CUDD2017-002 Rev 2A, 003 Sht 1&2 Rev 2A & 004 Rev A1.

We set out below our considerations while preparing and assessing the application for the proposed development.

Delayed start due to COVID and economic uncertainty, as allow Mr & Mrs Cuddihy to reconsider the proposed aspect of the extension with regard to further minimizing any neighborly concerns about privacy/vehicle maneuvering (ref: Delegated Report).

On this basis, re-submission planning is sort for the extension as granted (21/3164/FUL), with a 15 deg offset away from the Main House frontage & The Granary.

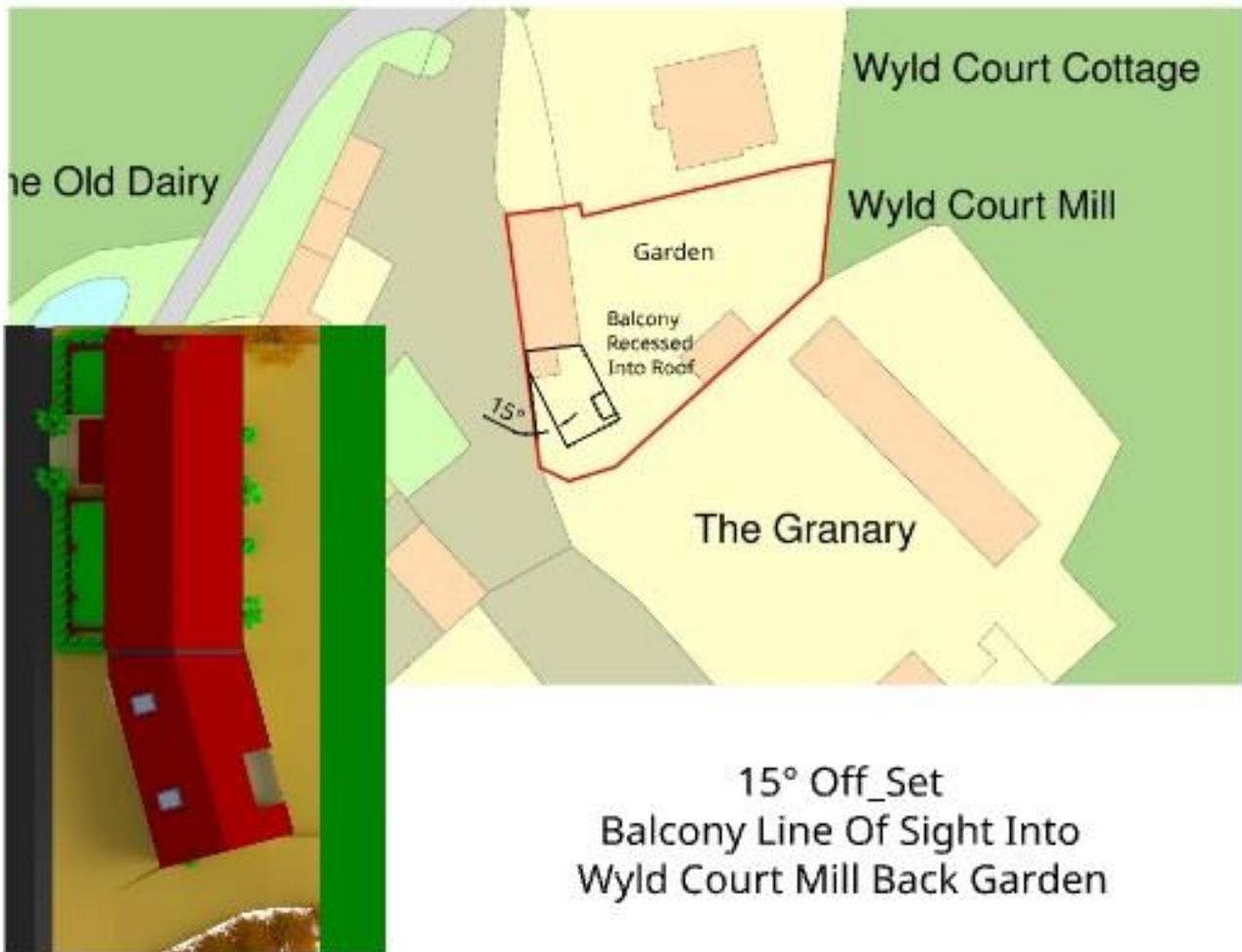
The ground floor window originally proposed on the gable of the extension would be moved to the garden wall, increasing distance and acute angle for further mutual privacy... Note, there is also an intervening hedge between the window and the neighbor's front drive plus the extension will be at a much lower level. See photos below:



The angle of sight of the proposed balcony at first floor level on the rear elevation of the extension will be increased 15 deg. away from The Granary and the distance from this element of the proposals to the nearest windows of The Granary would again increase well over 25 m. The nearest part of the land of The Granary is its drive and front garden.

The 15 deg off-set will also give additional parking and maneuverability. NOT utilizing third party land; only common usage of the hard standing in front to maneuver vehicles. The new proposal is designed to prevent excessive overlooking or loss of privacy to any of the neighboring properties and their gardens?

The following site plan, shows the balcony overlooking Wyld Court Mill Garden and angled away from Granary.



AMOUNT OF DEVELOPMENT

The property is a former Stable/Mill converted for occupation before 1950's and was formerly part of the Wyld Court Estate. Aesthetically the Mill is a detached two-story dwelling with an exposed regular timber frame at first floor including a half brick and timber porch fronting the street and single-story side extension attached to the southern gable end. It is set in its own garden, together with own parking. Access is shared with other properties on the estate, with shared access, additional parking and turning on the hard standing area.

The extension replaces the existing utility room/side porch and is to be used as a double garage & utility room (ground floor) and roof space to habitable use. The proposed extension will have an additional footprint area of approximately 34 square meters.

LAYOUT

As stated above the proposed extension will be sited to the south-east end of the existing property where a parking area for two vehicles already exists. Additional parking (for two/three vehicles) running alongside the formal parking area also exists. The ridge of the proposed extension will be below the ridge of the existing property and offsetting the aspect by 15 Degrees will enclose and offer privacy to the rear garden. Retaining wall (to support higher level ground) encloses two sides of the extension and will accommodate wall covering planation.

SCALE

The extension is modest in scale with an existing car parking ground level to ridge height of less than 6.3 meters. Its simple form and external materials will be in keeping with its surrounding and will have minimal visual impact and not in any way detrimental to adjacent buildings.

The following shows the proposed extension in red and its size relationship to recently built/renovated buildings on adjacent properties A, B, C & D.



SURROUNDING DEVELOPMENTS (RECENT YEARS)

APPERANCE

The extension, will be partly rendered in keeping with the existing property, but also be partly timber/stone clad (see accompanying drawing pack). The roof will be tiled in and the doors and window will be in keeping with the existing property and its surroundings

The proposed first floor bedroom window will overlook the site private garden on the north side and repeats the 'Juliette Balcony' feature of the existing first floor rooms. This window has been deliberately set back to sit within the roof line and this recessing, along with the off-set of 15 Deg. away from The Granary will inhibit any lateral overlooking.

HERITAGE STATEMENT

Wyld Court Mill (the mill) is a 20th century addition to the wider setting of Wyld Court a former 16th century manor house, now cottages with a later Victorian wing attached to the rear and former stable block to the north-east corner. Wyld Court and later Victorian wing is listed as a Grade II heritage asset. In context of the heritage assets evolved setting and relationship with the mill, OS Maps demonstrate there was a smaller built footprint to the south end of the mill, which is no longer evident, resulting in the footprint and built form as it is read today being a 20th century addition to the historic setting and holds limited value in context of the aesthetic and historic functional relationships associated with the built form through which the Grade II heritage asset is experienced and understood.

The development is of a suitable design/appearance in relation to the main/existing building and leaves adequate garden area and green space to prevent the extension appearing as an overdevelopment of the site and would not harm the character and qualities of the area in which it is proposed and would not adversely affect the setting of any listed buildings, conservation areas or areas of special landscape designation.

The works as proposed would as a result of mass, scale and design continue to preserve the character and legibility of the existing setting through which the significance of the heritage asset is experienced. In summary, the proposed works are considered to satisfy EN9 of the New East Devon Local Plan (2013-2031) and Para. 206 of the NPPF21 in respect of preserving the existing setting of the heritage asset located to the south-west.