



PLANNING STATEMENT

04/04/2024

In support of a Householder Planning Application for the

Front Porch, Single Storey Rear Extension and Decking at 3 Ladymead, Sidmouth, EX10 9XN

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1.0 Introduction

This planning statement has been prepared in support of a Householder application for the site at 3 Ladymead, Sidmouth, EX10 9XN. The application is for the proposed single storey rear extension with decking and a front porch.

As part of the application this planning statement accompanies the following drawings and documents:

06.Ladymead.SLP

06.Ladymead.S01

06.Ladymead.P01

1.1 Brief Description of Works

The proposed single storey rear extension and front porch aims to enhance the existing property, providing additional living space and improving the overall quality of the dwelling whilst respecting the scale, form and appearance of the surrounding area.

The property is a terraced house in the popular seaside town of Sidmouth. The proposed single storey rear extension will extend the kitchen to provide a dining room, of which this dwelling does not currently provide. The proposed front porch will match the existing materials whilst ensuring it is of similar appearance with neighbouring properties approved porches.

2.0 Location & Site Context

The design of the proposed extension has been carefully considered in relation to the surrounding properties. We have taken into account the architectural character, scale, and massing of neighbouring dwellings to ensure that the extension complements and harmonises with the existing built environment.

2.1 Site Boundaries, Connections & Surrounding Context

At the start of cul-de-sac the application site is on a fairly generous sized plot due to the unusual layout as designated when the dwelling was built. This is clearly illustrated on the site location and block plan drawings. There are no trees, mature planting on the site and will be no change to parking arrangements to the site.

Through a desktop study the application site is found to have little to no risk of radon potential and is situated within flood zone 1 and has low probability of flooding. The application site is located with the East Devon AONB (National Landscape).

3.0 Site History

There have been numerous applications for the proposals similar to that which this application seeks approval including: two and single storey extensions, front porches, decking. Please refer to the list below highlighting some of the approved applications:

Construction of two storey side extension, installation of cladding and relocation of parking - 16 Ladymead, Sidmouth - 22/0334/FUL - **Approved**

Construction of two storey side extension - 28 Ladymead, Sidmouth - 19/1371/FUL - **Approved**

Construction of enlarged porch to front - 53 Ladymead, Sidmouth - 18/2873/FUL - **Approved**

Erection of dwelling - 36 Ladymead, Sidmouth - 10/0806/FUL - **Approved**

Proposed two storey side extension - 5 Ladymead, Sidmouth - 09/2300/FUL - **Approved**

There have also been a large number of front porch extensions that have fallen under the permitted development guidelines nearby. It is believed that this application also complies with the rules set out under the GPDO 2015.

4.0 Guiding Principles

The development plan for the area comprises the East Devon Local Plan 2013-2031. Policy D1 (Design and Local Distinctiveness) states that to ensure refurbishment to existing building is go high quality design and locally distinctive. Proposals will only be permitted whereby:

- Respect the key characteristics and special qualities of the area in which the development is proposed.
- Ensure that the scale, massing, density, height, fenestration and materials of the building relate well to their context.

The proposed single storey extension aims to enhance the functionality and liveability of the existing property while remaining in harmony with the surrounding context. The design has been carefully developed to ensure minimal impact on neighbouring properties and to contribute positively to the visual character of the area.

4.1 Permitted Development

The proposed single storey rear extension would comply with the Permitted Development guidelines, however as the topography of rear garden is terraced the eaves height of the extension would be approximately 3.3m, therefore exceeding the allowable 2.5m height. Furthermore, due to the terraced level of the rear garden the decking would also exceed to allowable height of 300mm, and to allow our clients to safely exit the building, decking

is essential as part of this proposal. In order to avoid any potential privacy issues, the decking has been designed to restrict overlooking to the immediate neighbours, including privacy screens either side of the decking to avoid any potential overlooking issues. The proposed front porch has been designed similar in appearance to that of the existing dwelling, is under 3sqm external area, less than 3m height and is over 2m away for highway boundary and as such falls within the GPDO.

5.0 The Proposal

The primary aim of the proposed works aims is to update the property in line with 21st century family living, which enhances the quality of life for its occupants. The proposed works will provide them with a comfortable yet functional environment that promoting natural light penetration whilst encouraging a positive interaction of indoor and outdoor space.

5.1 Appearance and Materials

The proposed extension will use materials that are sympathetic to the existing property's character. We propose using materials that will match existing to create a cohesive appearance that blends harmoniously with the original building.

5.2 Access and Layout

The property's access will remain unchanged by the proposal. The single storey rear extension will allow for the required dining area for this property. The design enhances the existing accessibility and functionality of the space creating more open plan space in which can be enjoyed by its occupants.

5.3 Scale and Form

The proposed extension is designed to be in proportion with the existing dwelling, ensuring that it does not dominate the visual aspect. The scale is sensitive to the sites context, maintaining an appropriate setback from the neighbouring boundary and properties.

5.4 Position and Privacy

The design ensures the proposed extension does not impact neighbouring properties' access to natural light. The extension's positioning and height have been adjusted to minimise any potential overshadowing effects or reduction of daylight. Privacy screens are included as part of the portal to restrict the potential privacy concerns, relating to the rear extension and required decking.

5.5 Landscaping and Additional Factors

The extension will be constructed to comply with current energy efficiency standards and building regulations. We propose incorporating energy-efficient glazing, insulation materials, and high-efficiency heating systems to reduce the environmental impact of the

development. The decking has been designed to complement the existing aesthetic whilst providing a high quality contemporary feel to the dwelling.

6.0 Conclusion

As there have been many approved applications for the surrounding properties for proposals very similar in which we seek approval for, along with a large proportion of the proposed works of this project in compliance with the permitted development guidelines, we believe it would difficult to view this proposal contrary to local and national planning policy. As always, would love to know your own thoughts on the matter and would happy to answer any questions you might have.