Outline application for a proposed 2 Bed Annex
68 Sand St.,
Longbridge Deverill,
BA12 7DS

Job Ref: 4308

DESIGN & ACCESS STATEMENT

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aba design

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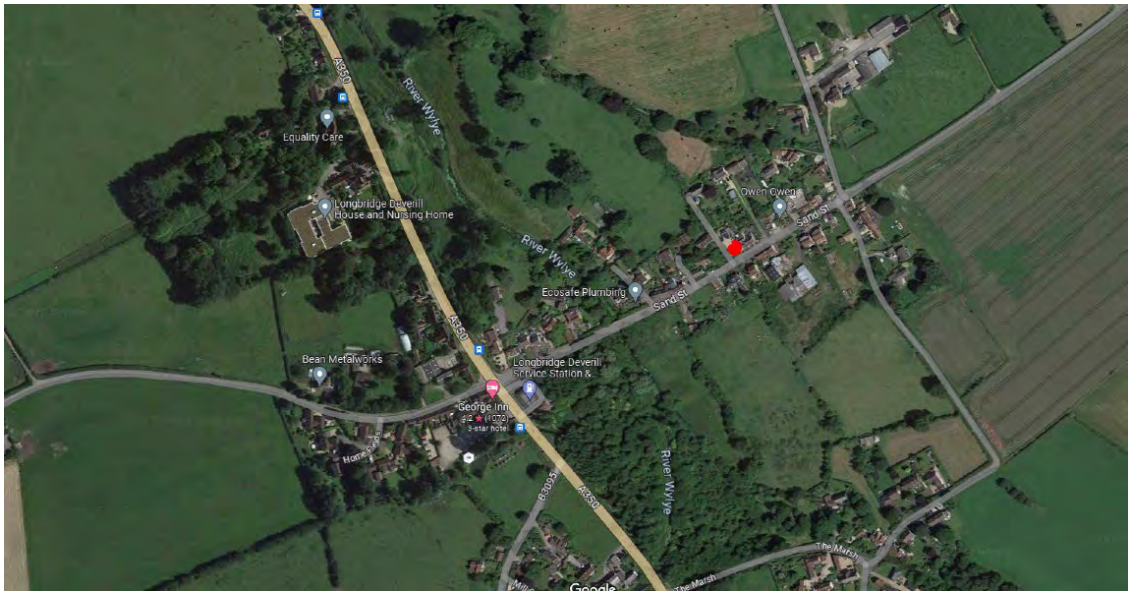
1 Introduction

1.1 AB Architectural Design Ltd. have been instructed by Mr A. Macrae to prepare and present an outline planning application for a new build Annex within the grounds of 68 Sand St, Longbridge Deverill, BA12 7DS for a new 2-bedroom, 2 storey building together with associated works and landscaping.

1.2 The Site's redline boundary follows the residential curtilage of 68 Sand St. which constitutes residential garden land and the surrounding area is predominantly made up of residential houses.

1.3 This statement has been prepared to understand the existing site context and the proposed access, landscaping, site layout, & scale with the appearance being a reserved matter in the determination of an outline planning application for Mr A. Macrae

1.4 Location: 68 Sand St., is located to the North-West of Sand St in the village of Longbridge Deverill; The approximate site location is shown below in red within the village context. Longbridge Deverill is a Small village under Wiltshire core policies; Longbridge Deverill sits approximately 3 miles to the South of Warminster.



Site location, aerial view. Google Maps ©

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1.5 The total site is approximately 330m2 of which: (Shaded Purple) 33m2 is the GIA of the new Annex, (Shaded green) represents the shared access.



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2 Site History

2.1 The site contains an existing property constructed prior to 1800 known as 68 Sand St. The existing property footprint is approximately 82m2 and constructed from dressed rubble stonework under a thatched roof.

2.2 The site is in the Village of Longbridge Deverill and within the settlement boundary limit.
The relevant planning policies for the site as detailed on the Wiltshire Interactive Policy Map (Extract attached)
Include:
C2 – Area of Outstanding Natural Beauty
H17 – Village Policy Limits

2.3 A planning application was submitted in 1989 for the conversion of the pre-existing barn under W/89/01368/FUL

2.4 The site sits to the North-West of Sand St. and previously had a stone barn which has subsequently been demolished fairly recently by the applicant as it was deemed unsafe.

2.5 The footprint of the previous building on the site will be used for the new annex building therefore keeping with tradition.

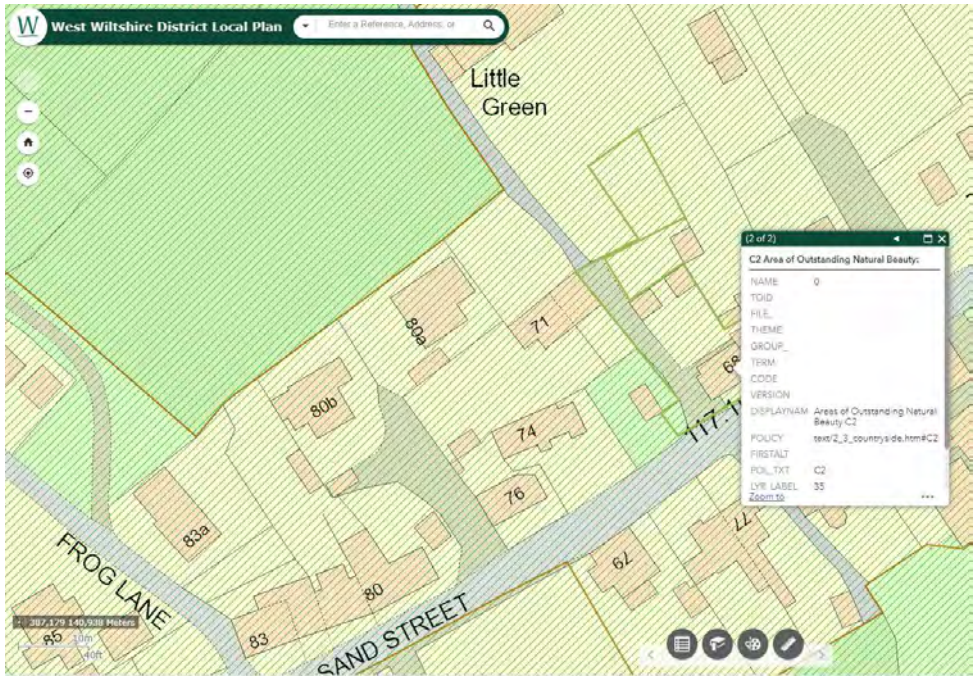


Image © Wiltshire Council

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2.6 Site Images.



Image of previously demolished barn.



Arial shot showing Existing barn before demolition to the North of 68 Sand St.

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Proposed site of annex (Existing Barn) as Viewed from North-West



Proposed site of Annex (Existing barn) as viewed from the South

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3 Brief & Planning.

3.1 The brief is to create a new 2-bedroom Annex with access, parking, and landscaping within the grounds of 68 Sand St.

3.2 There are various constraints on the site which must be considered including the amenity of the neighbours These exact details will have to be considered during the detailed design of the annex to prevent overlooking of neighbouring properties

3.3 The client's specification also calls for a sustainable approach to the construction to include:

- Rainwater harvesting
- High thermally efficient insulation and maximum solar gain

Again, these details as 3.2 above will be assessed at detailed design to sign off the reserved matters.

3.4 As a result of the works, the existing hardstanding and existing sheds on the site will be removed to allow for the new annex.

3.5 The proposed landscaping will allow for 3No. parking spaces as existing; for the existing dwelling and proposed annex which will have a total of 4No. bedrooms therefore complying with the Wiltshire Local Transport Plan 2011-2026 minimum parking standards.

Planning:

3.6 The site has been subject to a pre-application consultation with Wiltshire council under reference ENQ/2022/01179; A synopsis of which is outlined below:

From the information you have supplied, it would appear **PLANNING PERMISSION IS REQUIRED** under the provisions of the Town & Country Planning (General Permitted Development) Order 2015 for the following reasons:
The building will exceed 4 metres in height.
The building will exceed 2.5 metres in height within 2 metres of the boundary.
The eaves of the building will exceed 2.5 metres.

Further reasons planning permission may be required but I was unable to conclude from the information provided are: It was unclear if a) this area of land is within the curtilage of the dwellinghouse, b) if the building will have more than one storey, and c) what is the use of the proposed building? However, I did not request further information due to planning
permission already being required.

3.7 Based on the pre-application consultation the below considerations have been considered:

1. NPPF:
   Paragraph 11(d) of the National Planning Policy Framework has been considered and it is believed that given the location of the proposed annex following the existing building line and between other dwellings it will not have any adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

2. Scale, Bulk, Massing:
   The proposed annex will be of a scale, bulk and mass similar to those in the immediate vicinity and follow the building line of the existing structure that was on the site.

3. Site Access/ Parking:
   The access to the site is from a private road owned by 68 Sand St. from Sand St. which will see little to no difference in traffic movement given that the development is for an annex utilising the existing parking arrangements of the dwelling.

4. Refuse/ Recycling:
   Bin storage is already in place for the existing dwelling and this will be utilised for the proposed annex also.

5. Drainage:
   Foul drainage will be taken to the nearby private manhole which will be taken into the existing septic tank.
   Storm water drainage will be taken to a crate soakaway located under the existing driveway/ parking.

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4 Design Proposals

4.1 The proposals are to create a 2-storey annex sited to the North of 68 Sand St. of a Scale, Bulk, and Massing to match nearby adjacent properties and following the existing building footprint of the previously demolished barn whilst ensuring sufficient space for parking for the property with associated landscaping and amenity facilities.

4.2 Given the location; the annex will be sited such that there is sufficient room for parking to the South-East with the rear garden to the North remaining unaffected.

4.3 The style and appearance of the property will be a reserved matter to be considered at a later date following any outline approvals.

4.4 The scale, mass, & bulk of the dwelling will be 2-storey with a mono pitch roof with an eave's height of around 5.1m and a ridge height of around 5.5m and the frontage will look onto the rear of 68 Sand St. to maximise solar gain and minimise overlooking of neighbouring properties.

4.5 The layout of the windows/ doors will be agreed at detailed design stage however where windows are located they will be positioned such that there will no overlooking of neighbouring properties.

4.6 The existing access to the site is to the South-West. and this will be retained and utilised for the proposed annex.

4.7 The material choices whilst not detailed at this stage will consist of a mix of one or the other of:

- Walls: Timber cladding, clay brick, natural stone, rendered block.
- Roof: Standing seam pre-insulated panels

4.8 The existing levels for the development are already prepared to allow for a new slab and floor build up; so that there will be minimal spoil to be removed from site.

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5 Utilities/ Site Access

5.1 The existing site utilities are understood and located. The existing site does have a manhole adjacent to the side of 68 Sand St. and it is currently proposed that this will be utilised for the mains foul drainage.

5.2 All the usual utilities are readily available on the site or within the village and it's proposed that the annex will tap into the existing on-site drains and there is ample room for a treatment plant on site if required.

5.3 The site is outside of any flood zones as indicated by the flood report in the Appendix.

5.4 Access to the site will be via the existing driveway as indicated on drawing AL(1)02. This currently serves 5No. properties and the ownership is unknown.

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6 Conclusion

6.1 The key drivers of the final design proposal will be decided as a reserved matter.
As such the proposed design does not form part of this application however in terms of scale, bulk, and massing the annex is equivalent to the neighbouring properties of similar sizes and the existing previously demolished barn.

6.2 Principle of development: In principle, the development of this site, including the construction of a new dwelling is supported by planning policy. Planning policies have been considered during the design process.

6.3 Privacy and Amenity: There are no properties close to the site that will be heavily affected by the proposal in terms of amenity and there will be no windows at first floor level overlooking neighbouring properties.

6.4 Material selection: The materials will be determined during a reserved matter application. But an outline of these has been included in this design statement.

6.5 Scale and Massing: The proposed annex has considered the immediate area and the street scene and has been designed to minimise the impact of the development on the built environment and doesn't constitute a cramped form of development as it replaces an existing building previously on site.

6.6 Landscaping: The proposed landscaping has been designed to maximise the site and allow for onsite parking with adequate provisions for amenity space as existing.

6.7 Summary: Overall the annex fits the requirements of the brief set by the client, and aims to meet the objectives of the Wiltshire Local Plan and NPPF. The design would do little to impact views from any direction as the footprint and overall height of the replacement building echo's the original barn and would be a positive enhancement of the area.

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**387121/141004**	**24 Jul 2023 16:47**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

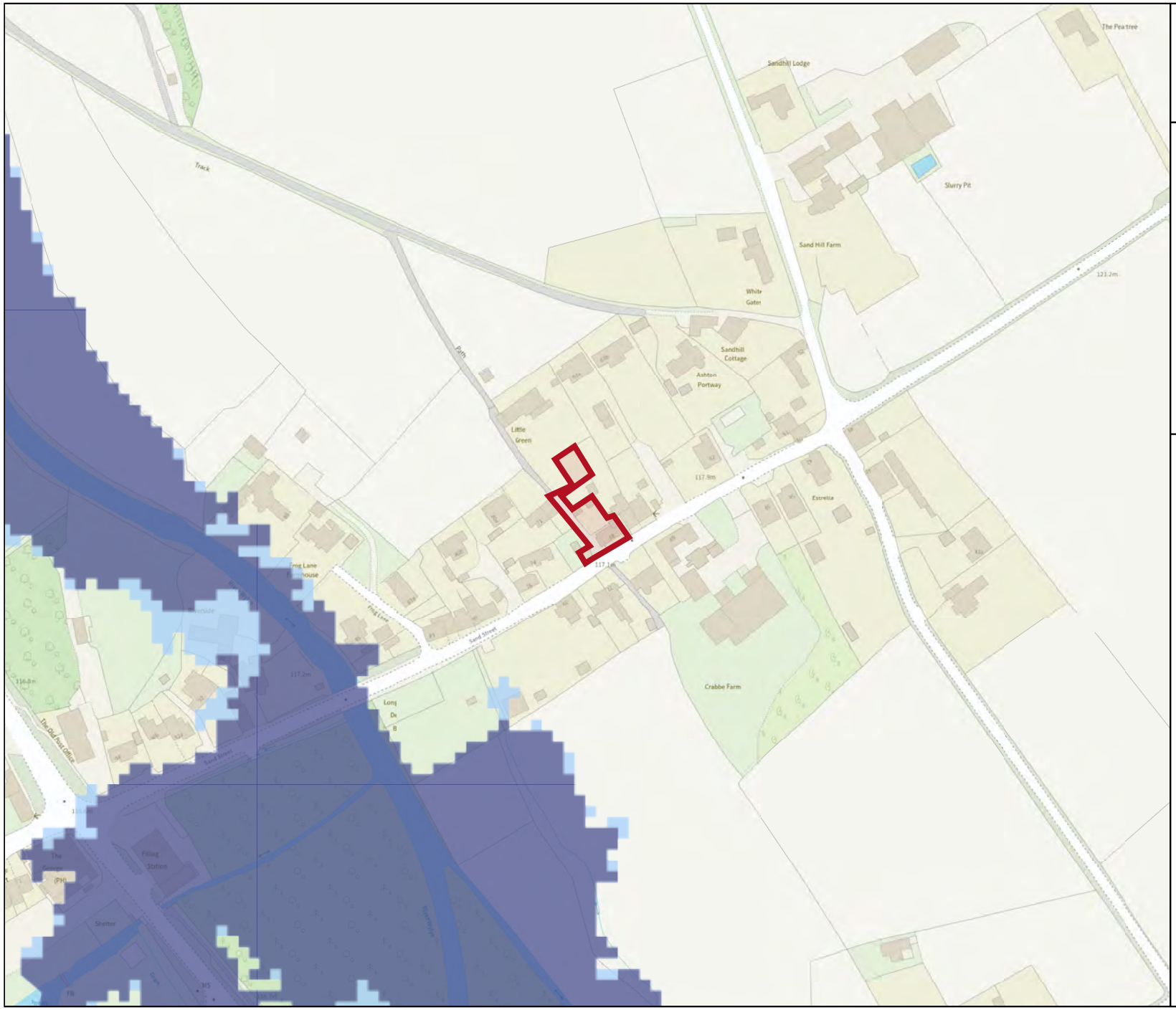
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
387121/141004

Scale
1:2500

Created
24 Jul 2023 16:47

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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