



RECEIVED
By Liv Rickman at 4:40 pm, Nov 13, 2023

MyPlace Design

for you and how you live



No 4 Telegraph Bungalows St Mary's Isles of Scilly TR21 ONP	Date:	November 2023
	Ref: V2	225 Site Waste Management and Heritage Impact Statement included
Proposal for the:	Retention of converted and extended outbuildings to create detached bedroom accommodation in rear garden for the use of family members	

Design and Access Statement



This document is to be read in conjunction with associated drawings and information as submitted with a Planning Permission application



MyPlace Design

for you and how you live



Design and Access Statement

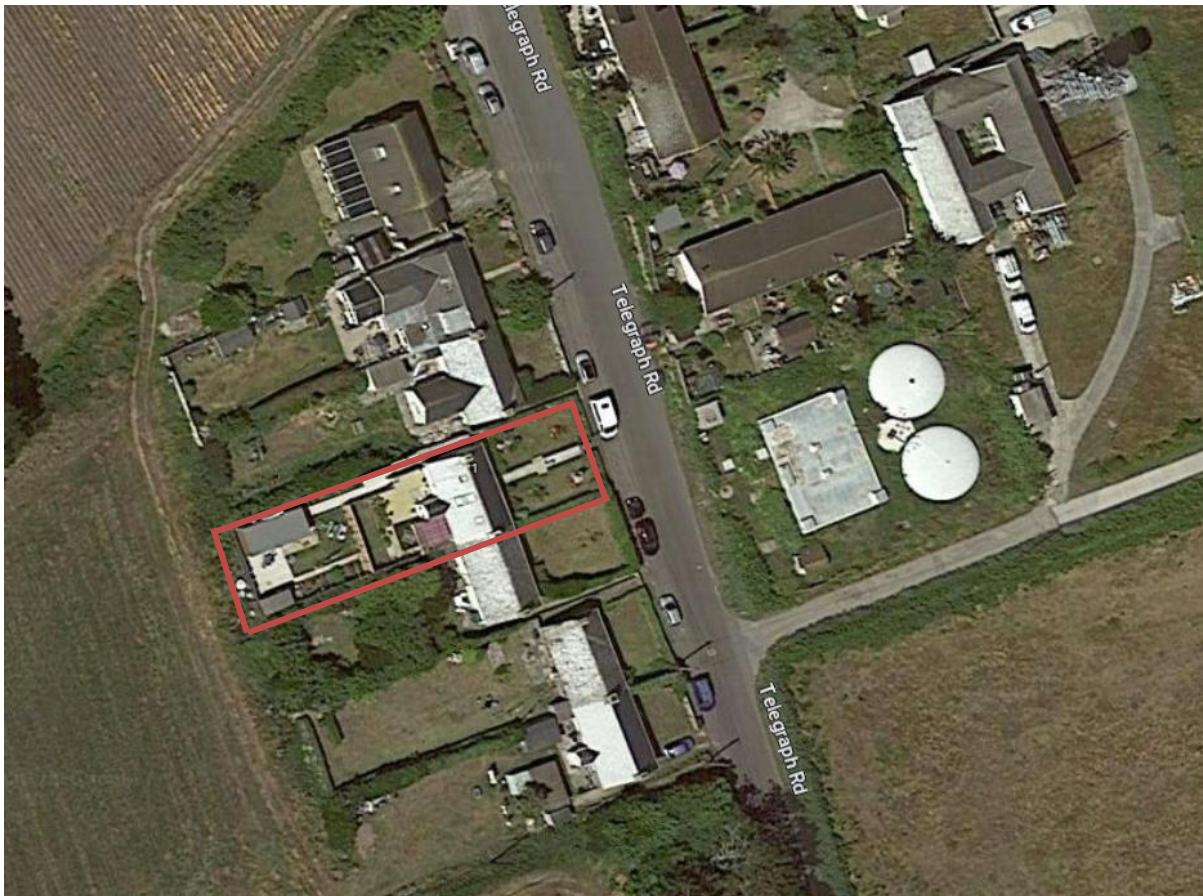
CONTENTS;

- INTRODUCTION AND DESCRIPTION OF EXISTING
- PLANNING HISTORY
- PLANNING POLICY
- THE DESIGN
- DRAINAGE ASSESSMENT
- SUSTAINABILITY
- HIGHWAY SAFETY
- ACCESS
- SECURITY
- CONCLUSION
- ADDITIONAL INFORMATION SUPPORTING DESIGN AND ACCESS STATEMENT

Location Plan



Ariel View





MyPlace Design

for you and how you live



INTRODUCTION AND DESCRIPTION OF EXISTING

The property is 2 bedroomed and home to Mr & Mrs Guy who have instructed MyPlace Design to submit an application to seek retrospective Planning Permission for the retention of converted and extended outbuildings to create detached bedroom accommodation in the rear garden for the use of family members.

The application site comprises of a semi-detached bungalow located in a residential area on Telegraph Road, St Mary's.

Properties along Telegraph Road do not appear to have a coherent style as the nearby properties have mostly been updated with extensions, alterations and refurbishments.

The property has good amenity space comprising of garden areas to the front and rear.

The additional bedroom accommodation is located over the footprint of existing outbuildings.

Existing Outbuildings Footprint	= 20m ²
Proposed Detached Bedroom Footprint	= 27.2m ²

Existing Outbuilding Materials

Roof: grey GRP roof

Walls: grey painted cedar shiplap

Windows and Doors: Grey uPVC



PLANNING HISTORY

4 Telegraph Bungalows, St Mary's, Isles of Scilly TR21 ONP

- P/20/091 – Approved 22nd January 2021
Proposed change of use from residential garden to tea garden

Relevant Planning Permissions to nearby properties

- P/22/072/FUL – Approved: 15 December 2022
Re-construction and extension of lawful residential accommodation (Chalet) and associated landscaping
6 Bay View Terrace, Telegraph Road, St Mary's
- P/ 21/064/HH – Approved 22 Nov 2021
Demolition of small external store and erection of single storey extension to accommodate one bedroom, one shower room and storage facilities specifically for the use of a wheelchair bound person
Green Pastures, McFarland's Down, St Mary's
- P/21/044/HH – Approved: 02 July 2021
Replace wooden single glazed front windows and door with high quality UPVC double glazed
1 Telegraph Bungalows, Telegraph Road, St Mary's
- P/20/107/FUL – Approved 18 February 2021
Replacement of old wooden storage shed to block building with PV panels to be used as additional storage and electricity charging facility for St Mary's Bike Hire mobility scooters and eBikes hire
Kimmeridge, McFarland's Down, St Mary's
- P/15/080/FUL – Approved: 23 November 2015
Clad south elevation apex of main house with cedar cladding
Jedi, McFarland's Down, St Mary's



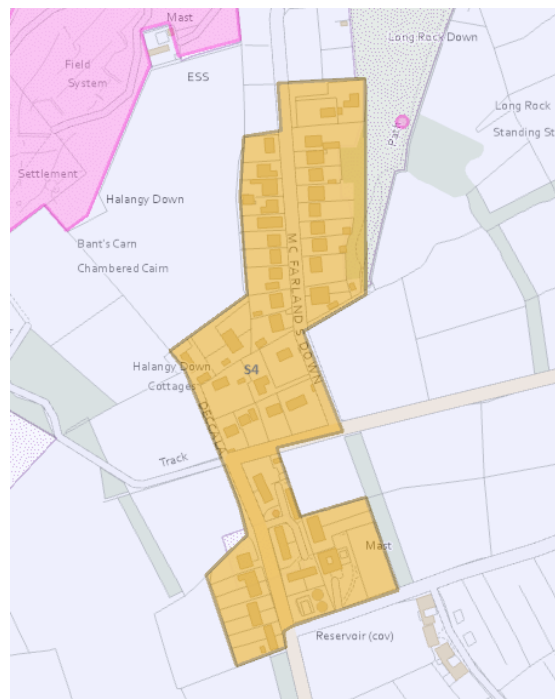
PLANNING POLICY

The proposal is for the retention of converted and extended outbuildings to create detached bedroom accommodation in the rear garden for the use of family members.

The property lies within the residential settlement area of Telegraph and McFarland's Down, St Mary's.

The proposals are to a high-quality design, with the use of materials that enhance the rear amenity space.

With consideration of the above, and alignment with the Isles of Scilly Local Plan 2015-2030, there does not appear to be a conflict with planning policy and in the absence of any discord there would appear to be a clear presumption in favour of this sustainable development proposal.



The Isles of Scilly has Designated Areas of:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast

Isles of Scilly Local Plan 2015 – 2030

Building a Strong Living Community: Existing Homes (3)

289: Additional space created by an extension to a dwelling, or the erection or alteration of outbuildings or other structures to provide ancillary accommodation, can be an acceptable means of addressing changes in household space requirements. In supporting extensions and alterations, it is important to strike an appropriate balance to ensure the protection of amenity of neighbouring residents and the character of the locality.



- 289. Additional space created by an extension to a dwelling, or the erection or alteration of outbuildings or other structures to provide ancillary accommodation, can be an acceptable means of addressing changes in household space requirements. In supporting extensions and alterations, it is important to strike an appropriate balance to ensure the protection of amenity of neighbouring residents and the character of the locality.
- 290. As all homes on the islands command higher than the national average house price, larger homes are therefore less likely to be affordable to the community, who have on average, lower incomes when compared to the national average. Consequently, proposals for extensions should not result in an imbalance in the existing housing stock, and ensure the retention of an appropriate mix of homes available to the community.
- 291. To prevent an imbalance of house types and sizes, and to help retain affordable homes, proposals that seek to extend an existing property significantly, by more than 30% above the minimum for the size of property, will be resisted unless there is a demonstrable proven need for a larger home.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

229



MyPlace Design

for you and how you live



Policy LC8 (1) : Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation

- 1) The alteration, enlargement, replacement or substantial rebuilding of a lawful dwelling will be supported subject to compliance with the following requirements:
 1. The size, siting and design, as well as the use of materials, of the proposal would not be more visually intrusive in the landscape or have a harmful impact upon the amenity of neighbouring properties.
 2. Where a proposal results in an increase in size (with or in relation to number of bedrooms, floors, usable floor space or footprint) of the original dwelling then this should meet and be no greater than 30% above as a maximum, the minimum space standards as set out in the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards); unless clear justification is provided as to why a larger home is required.

National Planning Policy Framework

- Section 1: Introduction
- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

1.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with the development plan without delay;*
- *or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*

Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account'.*



MyPlace Design

for you and how you live



THE DESIGN

The proposal is for the retention of converted and extended outbuildings to create detached bedroom accommodation in the rear garden for the use of family members.

The existing bungalow does not provide enough accommodation or adequate facilities for the family and the applicant is keen to create additional bedroom accommodation for use of the main house, which will be sustainable and more suited to family needs.

Footprint of existing house	= 92m ²
Footprint of proposed detached bedroom	= 27.2m ²

The proposed works will mean an overall gain in accommodation footprint of 29.5% which is within the guidance of National Described Space Standards.

Existing footprint of converted and extended outbuildings used in project =20m²
Overall increase in footprint size of house and detached bedroom accommodation 7.2m²

Key objectives

To create sustainable accommodation with high levels of insulation to minimise energy consumption.

To avoid any negative effect on Neighbours

- there will be no overlooking
- there will be no loss of privacy to the occupants of neighbouring dwellings
- the detached bedroom building will cause no loss of light to neighbouring dwellings

The bedroom accommodation has been constructed in the rear garden over the area of existing outbuildings with a footprint size of 27.2m².

The position responds to ground levels, and the detached bedroom accommodation is well proportioned to achieve an overall co-ordinated look with the bungalow.

The detached bedroom building is well screened by high hedges and a rear garden fence. Furthermore, the use of dark cladding materials ensures that the building blends into its landscape, ensuring that there is no negative impact upon the character of the area.

Residential impact:

- The bedroom accommodation is not visible from Telegraph Road, and the rear garden is also screened by a high hedge boundary line
- The height of the detached bedroom accommodation does not exceed 2.5m in height above ground level



MyPlace Design

for you and how you live



Side View



Front View

All windows and doors are south facing and enable a passive approach to heating and ensure that excellent overall thermal performance is achieved.





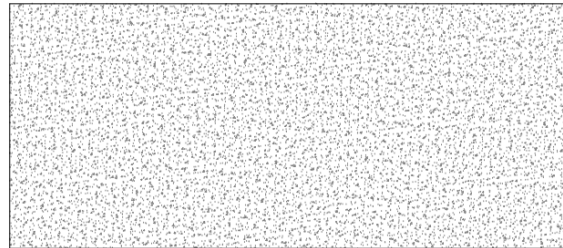
MyPlace Design

for you and how you live

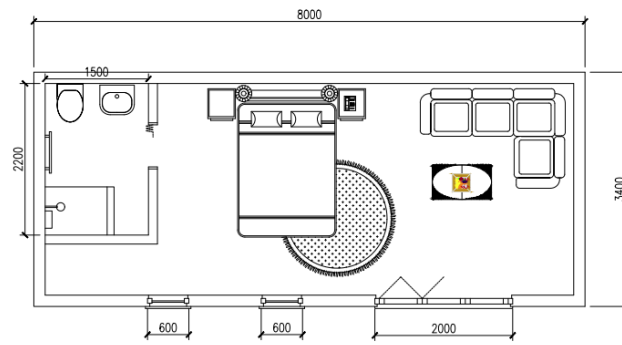


Floor and Roof Plan

ROOF PLAN



FLOOR PLAN



Materials

Roof: grey GRP roof

Walls: grey painted cedar shiplap

Windows and Doors: Grey uPVC

The building has been constructed with consideration of neighbouring properties with the design taking into account scale to avoid issues such as overlooking, overbearing or loss of light issue to neighbouring properties, and there will not be any negative impact on residential amenities.

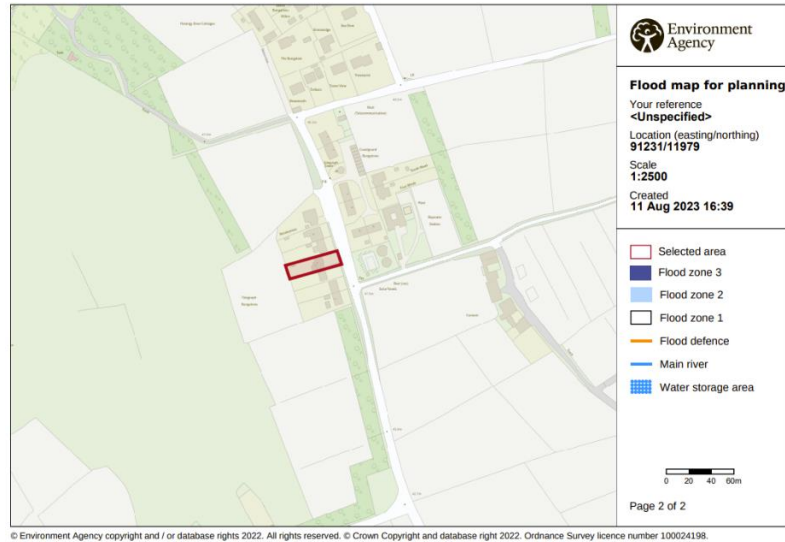
Care has been taken to ensure that the proposed accommodation is submissive to the bungalow, and with the use of dark materials, it remains in keeping with the surrounding area.

The design will have no adverse impact on the amenities, and the building will not result in the removal or alteration of a boundary.



DRAINAGE ASSESSMENT

Flood Risk Area: the property does not lie within a flood risk area.



Rain Water Disposal: the property has a private soakaway system.

- Water Harvesting is intended for rainwater on the roof with water butts, this simple collection measure should adequately accommodate the additional rainwater runoff of approximately 1.9ltr/minute in heavy rainfall which might be created. This collection method also acts as an attenuation tank to delay the possible flow of water into the stormwater soakaway system
- The garden area has been laid with fake grass and remains porous

Foul Water Disposal: the proposal does not include a new drainage connection as the house has its own septic tank and soakaway system.

Communities and Local Government

Technical Guidance to the National Planning Policy Framework 2012

10. Minor developments¹⁰ are unlikely to raise significant flood risk levels unless they would;

- Have an adverse effect on a water course, flood plain or its flood defences;
- Would impede access to flood defence and management facilities; or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity of flood flows.

¹⁰ Minor development means:

- Householder development: e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.



MyPlace Design

for you and how you live



SUSTAINABILITY

Use of sustainable materials: the building has been constructed from sustainable materials

- managed forest timber
- mineral wool insulation 'a natural and recyclable material'
- composite weather board 'which is manufactured from recycled materials'

Conservation of Fuel and Power: the detached building has been built to current Building Regulation standards, with the use of low carbon, sustainable and best practice building methods to ensure that the new habitable room will be as energy efficient as possible.

Windows and Doors: are uPVC double glazed with a u-value of 1.3 W/m²K providing a high degree of energy saving through opening areas. The units are manufactured to BS: 6375 for severe weather rating performance.

Water harvesting: roof water will be harvested in water butts to act as an attenuation tank during rainfall and for watering the garden.

Waste Management: during the works, minor materials such as windows and doors, along with timber materials were taken to the Moorwell recycling centre where the glass was crushed for re-use and timber was disposed in accordance with approved processes.

The waste product for materials used on this project was minor and predominantly consisted of timber and glazing from openings.

During the works, all waste was segregated for recycling as required by the Moorwell recycling centre.

New building works also used materials that were suitable for recycling.

HIGHWAY SAFETY

The proposals will have no impact upon highway safety or road usage.

ACCESS

The design has been prepared with consideration to the access and use of facilities, and the proposed layout will not alter immediate access into the property.

It is not a requirement of the Building Regulations 2010 'as amended' for disabled adaptations or provision of facilities to be provided within these proposals.



MyPlace Design

for you and how you live



SECURITY

- Doors locking and security: 5-point locking mechanism
- Secure door-sets and windows: designed and manufactured to PAS 24:2012
- Safety Glazing: complying with BS.6206/ BS EN12600.

HERITAGE ASSETTS

The building is not listed, and the property is not within the locality of any listed buildings.

The property is located within The Isles of Scilly has Designated Areas of:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast

It is not considered that the work have had a negative impact on the character of either the immediate or wider Telegraph area.



MyPlace Design

for you and how you live



CONCLUSION

1. There appears to be no technical problems with the application, and relevant Development Plan Policies and other material considerations support the proposals made in the application for Planning Permission
2. The development accords with the guidance set out in the National Planning Policy Framework, which asserts the presumption in favour of sustainable development
3. The development accords with guidance set out in the **Isles of Scilly Local Plan 2015-30**

'Building a Strong Living Community: Existing Homes (3) 289:

Additional space created by an extension to a dwelling, or the erection or alteration of outbuildings or other structures to provide ancillary accommodation'

Policy LC8 (1) : Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation

The alteration, enlargement, replacement or substantial rebuilding of a lawful dwelling will be supported subject to compliance with the following requirements:

The size, siting and design, as well as the use of materials, of the proposal would not be more visually intrusive in the landscape or have a harmful impact upon the amenity of neighbouring properties.

4. The design acknowledges the constraints and opportunities provided by the site and represents good design, which is proportionate in scale and respectful of the location
5. The proposals will not cause any material harm to the residential amenities of neighbouring properties and no overlooking, overbearing or loss of light issues will be caused
6. The design is sustainable and will;
 - a. create a suitable lifetime living space for the family
 - b. significantly reduce carbon emissions from the property
7. Highway Safety will not be impacted upon

It is considered that the application should be supported by the Council as the proposals will enhance the setting and visual appearance of the property.

Jeremy Downing – BSc (Hon's), FCABE



MyPlace Design

for you and how you live



ADDITIONAL INFORMATION SUPPORTING THE DESIGN AND ACCESS STATEMENT

- L 01 Location Plan**
- L 02 Proposed Block Plan**
- L 03 Existing Block Plan**
- L 04 Proposed Site Plan**
- L 05 Existing Site Plan**
- P 01 Proposed Floor and Roof Plan**
- P 02 Proposed Elevations**
- P 03 Proposed Longitudinal Section**
- E 01 Existing Floor and Roof Plan**
- E 02 Existing Elevations**
- E 03 Existing Longitudinal Section**