

Planning Design and Access Statement**Extension to Holiday Accommodation, Long Ridge, Linton, Ross-on-Wye,
Herefordshire, HR9 7RS****1.0 Introduction**

- 1.1 Planning permission ref DCSE2008/0481/F was granted on 30 April 2008, allowing the conversion of an existing double garage at Long Ridge, Linton, to Holiday Accommodation. The approved accommodation was confined entirely within the pre-existing double garage and comprised a double bedroom with en-suite, a kitchenette and a dining/living area.
- 1.2 Following submission and approval of various details pursuant to condition, the development has been constructed and market investigations have been undertaken preparatory to letting.
- 1.3 These inquiries have disclosed that there would be distinct benefits to the versatility of the accommodation if a second bedroom could be added. Instead of being suited only to a couple, as at present, a second bedroom would allow use by a four-person family, thereby increasing the usefulness of the accommodation and increasing and spreading the local visitor benefits more widely.
- 1.4 Accordingly, a small (3.0m x 6.205m) side extension is proposed, to include a second double bedroom and en-suite. It is also proposed to acquire a small amount of an adjoining neighbouring garden (The Villa, Linton) in order to provide the holiday accommodation with its own dedicated amenity space and hence improve the attractiveness of the accommodation.

2.0 Design and Access

- 2.1 DCLG Circular 01/2006 sets out the requirements, introduced in the Planning & Compulsory Purchase Act 2004, to provide a Design and Access Statement with certain classes of planning application.

- 2.2 Section 3 of the Circular, at paragraph 62, states:

"The level of detail required in a design and access statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly. Statements must be proportionate to the complexity of the application, but need not be long."

- 2.3 The present application is very simple in principle and in detail, and this design and access statement is prepared accordingly. The proposed development involves very few of the issues for which such statements were intended.

- 2.4 Appended to this statement are photographs illustrating the site. Drawings 749.11A and 749.12A give full details of the extension.

Design statement

- 2.5 Paragraph 80 of the Circular advises that the design statement "*should cover both the design principles and concepts that have been applied...*", in relation to certain main headings. These are set out and responded to, below:

- **Amount** – the amount of development proposed is very small, 18.6m², which is sufficient to provide an extra double bedroom and en-suite while ensuring that the extension is not visible from public viewpoints.
- **Layout** – the layout is a simple side extension, between the existing building and the property boundary, with the front and rear wall set back in each case from the existing front and rear wall lines, to ensure that the extension appears subservient and not as a single mass.

Scale – the scale is the minimum for the functions required, with a roof height of 3.95m, the same as the existing building.

- **Landscaping** – the site of the extension is a small area of concealed and underused land, nominally part of the Long Ridge curtilage. No landscaping is required or would be possible here. The proposed addition to the curtilage of a portion of the neighbouring garden of The Villa would retain a domestic garden appearance, with a set of steps built to link the slab and patio level of the holiday accommodation with its new garden, which is some 900mm below.

Appearance – the overall appearance of the existing building would be effectively unchanged as the proposed extension is virtually invisible from external viewpoints. It is hidden from the highway by an existing stone shed, and from the neighbouring house (High Rising Cottage) by the latter's own detached garage. The extension will be constructed to exactly match the existing roof walls and windows. The extension roof has been designed to be hipped rather than a plain gable. This will better complement the existing building, as well as pulling the structure further away from an overhead power line

Access statement

- 2.6 An access statement is required to show how "*all users will have equal and convenient access to the buildings and spaces and the public transport network*" (Circular, paragraph 101).
- 2.7 Access is required primarily by guests.
- 2.8 The location and surroundings are hard surfaced (slabs and gravel ballast), reached by a tarmac surfaced road suitable for vehicles and pedestrians.

- 2.9 Access for disabled customers is also convenient. Cars can drive right up to the building and the immediate surfaces are hard-paved and DDA compliant.
- 2.10 Overall, all users of the building will have equal and convenient access to it.
- 2.11 Access for emergency services to the site is excellent.

3.0 Planning issues

Planning policy

- 3.1 Saved UDP policies S1 and S2 include requirements for sustainable development and good design. Policy S8, Recreation, sport and tourism, encourages the provision of appropriate new or improved facilities for tourism.
- 3.2 Policy DR 1 sets out more detailed requirements for good design of all development.
- 3.3 More specific policy, RST1, Criteria for recreation, sport and tourism development, states that the development of new or extended tourist facilities including change of use or improvement or extension to existing facilities will be permitted where the proposal:

1. is appropriate to the needs of the community which it serves, having particular regard to the nature of the use, mode of operation, scale and design;

2. would not harm the amenity of nearby residents;

....

4. is wherever possible accessible by a choice of modes of transport, with priority given to public transport, walking and cycling, and is designed to ensure access for all.

Proposals in the open countryside will only be permitted where the countryside is the primary resource for the proposal and the rural landscape and environment is sustained.

- 3.4 Policy RST12 covers Visitor accommodation. Outside of identified settlements, the provision of permanent serviced or self catering accommodation for visitors will only be permitted if it consists of the re-use and adaptation of a rural building and:

1. it is of an appropriate scale and design for its surroundings;
2. it does not harm the character or appearance of the countryside;
3. it is wherever possible accessible by a choice of modes of transport and is designed to incorporate access for the disabled; and
4. the proposal, including any proposed extensions, does not harm the character of the original building.

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3.5 It is apparent that the facility exists and that the design of the proposed extension is consistent. It is (per policy RST1) appropriate in terms of scale and mode of operation, would not harm local residents (it is screened from its neighbour by the latter's garage). It is accessible by non-car modes of travel. The countryside is the primary resource to be enjoyed by holiday makers.

3.6 Policy RST12 is also complied with fully.

Overhead power line

3.7 The site of the extension lies close to an existing overhead power line. In consultation with Midland Electricity and Central Networks/Eon a procedure for safe construction will be formulated. Published guidance, principally Central Networks/Eon's "Safe Construction" leaflet and the Health & Safety Executive's Guidance Note GS5 (third edition 1997) "Avoidance of danger from overhead electric power lines", will be followed.

Highways

3.8 The proposal has no effect upon the use of highways, does not generate any extra traffic, and creates no demand for additional parking space.

Landscape and visual

3.9 The extension would be hidden behind existing buildings and not visible from any public external viewpoint. Incorporation of part of an adjoining garden merely rearranges the curtilages here and does not create any visual or other issue.

4.0 Conclusion

4.1 The principle of providing tourist accommodation here has already been established via the 2008 planning permission and what is proposed is a very minor extension in order to make that accommodation more versatile and thereby increase the benefits to be obtained from it. It has no policy conflicts or any adverse environmental or planning impacts.

4.2 As such, it is submitted that planning permission can properly be granted.

END

