



SHERBORNE

Architectural Services

Planning Statement

Prepared for: Roger Paull, White Hart, Bishops Caundle, Dorset DT9 5ND

Prepared by: Joshua Williams – Sherborne Architectural Services

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1. Introduction

This document presents a planning statement for the proposed development of a new 2-storey (ground floor and partial mezzanine) dwelling. It outlines the key aspects of the proposal, including site location, design considerations, material selection, and access arrangements. The aim is to provide a clear and concise overview of the development plan, ensuring it aligns with local planning policies and community expectations.

2. Site Location and Description

The proposed site is located at *White Hart, Bishops Caundle, Sherborne, Dorset, DT9 5ND*. The proposal is situated to the rear of the in-operation pub. The proposal seeks to utilise a portion of the existing over-sized car park, for a new family 3-bedroom dwelling.

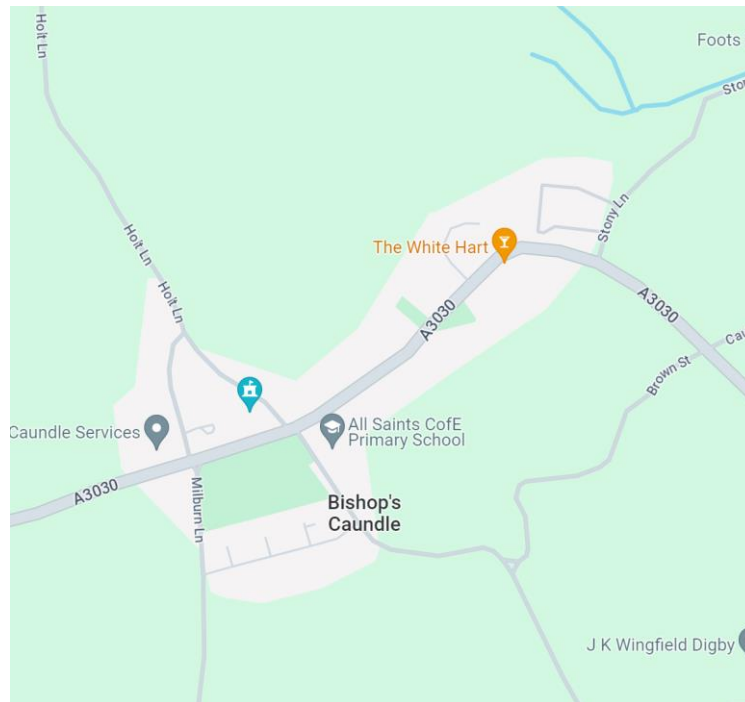


Fig. 1 – Bishops caundle with The White Hart indicated

3. Proposal

The proposal involves the development of 1 No new dwelling with associated 2-car garage, and necessary ground works for access and garden areas. The dwelling comprises of a 3-bedroom property with a partial mezzanine allowing for further office and living space. All required floor/site plans, elevations, sectional and 3d drawings have been provided for consideration.



Fig. 2 – Proposed 3D views of new dwelling

4. Considerations

Several considerations have been taken into account following various on-site meetings with planning and conservation designates, with regards to any local impact. The proposal is now at the minimum height achievable, to ensure no impact to existing views from further out of the village, whilst maintaining local character with use of similar materials and design considerations. Whilst it was initially proposed as a much taller building, design compromises have been made to ensure minimal impact, whilst maintaining design space requirements.



Fig.2 – Drawings indicating minimal height impact in relation to existing

5. Materials

The selection of materials is crucial for the sustainability and aesthetic of the development. Materials chosen include:

- Grey Slate roofing tiles
- Rubble-stone
- Off-white render (not visible out-of-property)
- Glazed gable
- Anthracite grey mullion systems
- Timber fence with bushes/greenery to car park facing boundary

Selected for their durability, environmental friendliness, and alignment with the local architectural style – specifically the wall which runs adjacent to the site – the considered design use of rubble stone will minimize the impact of the design overall.

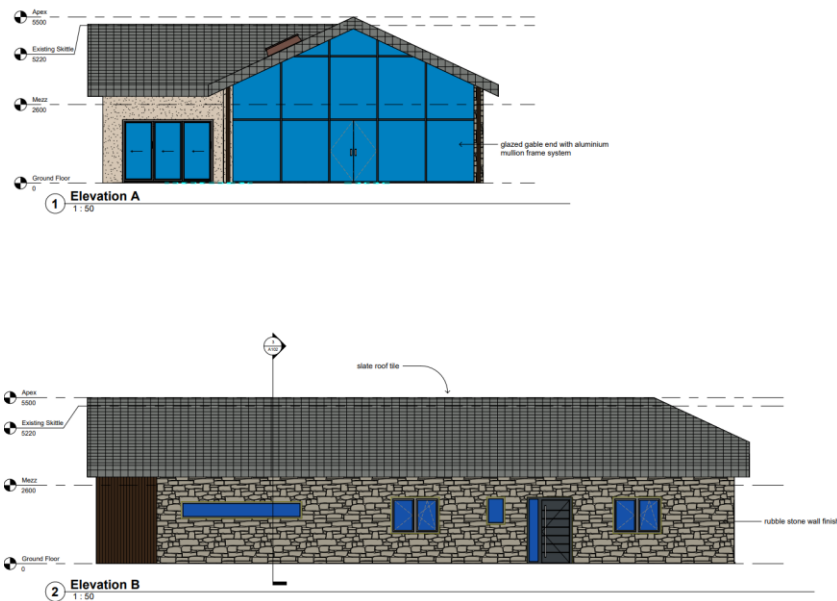


Fig. 3 – Elevations indicating use of materials

6. Access

Access to the site will be facilitated via The White Hart existing access, until such time the ground works for new access to the property is complete. Considerations for pedestrian, vehicular, and service access have been made, ensuring ease of movement while minimizing any traffic impact. Design and Access statements will be provided along with Risk Assessments and method statements to ensure minimal impact overall.

7. Conclusion

In conclusion, the client has sought a great deal of advice from both the planning and conservation officers, along with local architectural firms to ensure a smooth planning process. Although far from the original Georgian-style façade and proposal, the client has compromised a large number of design-led decisions to lead us to this final proposal.

This proposal takes into account local architectural styles and materials, and aims to seamlessly integrate, and complement its surroundings.